

EMMAUS PLANNING COMMISSION

1. CALL TO ORDER

Chairman Gibson called the October 9, 2025 Emmaus Planning Commission Meeting to Order at 7:00 p.m., with the following members present:

Michael Gibson	Chairman
Todd Ackerman	Member
Christian Didra	Member
Robert Toth	Member
Josh Grice	Member
Nigel Watt	Member
Jeffrey Fleischaker	Borough Solicitor
Brent Reed	Codes Official
Eric Fuhrmann	Director of Codes

Commissioner Raynock was absent. Matthew Kline, Ott Consulting was in attendance via zoom.

2. READING OF THE MINUTES

Motion by Commissioner Ackerman, seconded by Commissioner Didra to dispense with the reading of the September 11, 2025 meeting minutes. Motion approved 6-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Grice to approve the September 11, 2025 meeting minutes as drafted. Motion approved 6-0. Motion carried.

3. COMMUNICATIONS – None.

4. UNFINISHED BUSINESS

a.) 216 S. 2nd Street Land Development – 10 Unit Apartment Building

The applicant, Matthew Spangenberg explained that he will be requesting to table the item as he needs clarification on an item from Ott Consulting's review letter dated October 3, 2025. He stated that the review letter refers to a state code on setbacks for proposed infiltration BMPs. He explained that he was unable to obtain clarification on the code prior to the meeting. Commissioner Grice asked how the Borough has mitigated this situation in the past. Chairman Gibson suggested that Mr. Spangenberg meet with Ott Consulting, the Borough Solicitor, Borough staff, and Mr. Spangenberg's engineer to discuss the issue and establish a solution.

The item was tabled.

b.) 318 E. Harrison Street – Apartments, 90-Day Waiver Request

c.) House & Barn Miniature Golf Course – 90 -Day Waiver Request

5. NEW BUSINESS

a) 101 N 2nd Street – Lot Line Adjustment
183 Ridge Street – Land Development, Apartments

The applicant, Matthew Spangenberg, explained that he will be requesting to table the item because he will need to request Zoning relief for parking. He explained that by definition in the new Zoning Ordinance, the property has no rear yard, and parking is not allowed in the side yard in a mid-lot section.

The item was tabled.

6. BILL REVIEW

Hanover Engineering Invoices

No comments.

Ott Consulting Invoices

No comments.

Motion by Commissioner Ackerman, seconded by Commissioner Toth to approve the submitted bills. There were 6 ayes. Motion approved 6-0. Motion carried.

7. CHAIRMAN'S BUSINESS

Chairman Gibson encouraged members of the Planning Commission to approach him if they are interested in obtaining more information about becoming the Planning Commissioner Chairman as he is stepping down when his term is over.

8. ADJOURNMENT

Motion by Commissioner Toth, seconded by Commissioner Watt to adjourn the October 9, 2025 Planning Commission Meeting. There were 6 ayes. Motion carried.

The Planning Commission Meeting was adjourned at 7:28 p.m.

Respectfully submitted by:
Paula Weiant, Administrative Assistant
October 10, 2025