

ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES

January 5, 2026

The Reorganizational Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., January 13, 2025, at 7:00 PM. The meeting was called to order at 7:01 PM by Chairman William Meister. Also attending were Vice Chairman Gregg Eshelman, Commission members Bob Seal, Dave Talarico, Henry Ramsay, and Steve Marino. Member, Terri Lampe-Melcher, was absent. Also, in attendance was Township Engineer Ryan Rhode.

2026 Planning Commission Reorganization:

Immediately upon completion of the Pledge of Allegiance, Chairman Meister turned the meeting over to Engineer Rhode for reorganization of the Planning Commission. Engineer Rhode opened nominations for Chairman of the Planning Commission, Mr. Eshelman nominated Mr. Meister, and his nomination was seconded by Mr. Marino. Hearing no other nominations, Engineer Rhode closed the nominations and requested a vote on appointing Mr. Meister as Chairman, the motion passed unanimously. Engineer Rhode then turned the meeting over to Chairman Meister. Chairman Meister requested nominations for the position of Vice Chairman, Mr. Marino nominated Mr. Eshelman, and the nomination was seconded by Mr. Talarico. Hearing no other nominations, Chairman Meister closed the nominations and requested a vote on appointing Mr. Eshelman as Vice-Chairman, the motion passed unanimously. Chairman Meister next opened nominations for the position of Secretary. Chairman Meister nominated Engineer Rhode for Secretary of the Planning Commission. The nomination was seconded by Vice Chairman Eshelman. Hearing no other nominations, Chairman Meister closed the nomination and requested a vote on appointing Engineer Rhode to serve as Secretary, the motion passed unanimously. Finally, Chairman Meister requested nominations for the position of Planning Commission Liaison to the Board of Supervisors. After some discussion regarding the position, Vice Chairman Eshelman nominated Mr. Marino for the liaison position. The nomination was seconded by Mr. Ramsay. Hearing no other nominations, Chairman Meister closed the nomination and requested a vote on appointing Mr. Marino to serve as Planning Commission Liaison to the Board of Supervisors, the motion passed unanimously.

Minutes:

The Planning Commission Meeting Minutes from October 6, 2025, on the agenda for review. Upon review it was determined that the Minutes from the October 7, 2024, Planning Commission had inadvertently been placed in the meeting packets instead of the October 2025 minutes. Chairman Meister tabled the approval of the October 6, 2025, Minutes until this discrepancy could be resolved. All members in attendance agreed.

Plans for Acceptance:

304 Westley Road Land Development - Preliminary / Final Plan. A motion was made by Mr. Talarico and a second by Vice Chairman Eshelman to accept the plan for review, the motion passed unanimously.

Plans for Review (Engineer Rhode):

34 Westly Road Sketch Plan – Dan Laudenslayer of Laudenslyaer Surveying Services introduced the project on behalf of Sal and Anthony Musso. Mr. Laudenslayer advised the members present that the applicants would like to convert the existing barn on the property into an event and catering space or restaurant. Mr. laudenslayer acknowledged that there are several zoning comments which will need to be addressed and could require zoning relief for the project. Engineer Rhode advised that the applicant and members present should likely focus the current discussion on the zoning comments outlined within January 5, 2026. Discussion between the applicant and the members present pursued regarding the proposed use, parking configuration and required spaces, and the proposed driveway configuration. It was determined that additional information regarding these issues needed to be provided by the applicant and their team. Engineer Rhode advised that it could be helpful if Mr. Laudenslayer reviewed the zoning comments and provided some type of exhibit addressing or outlining these issues prior to any application to the Zoning Hearing Board for relief. Engineer Rhode also advised the applicants to reach out to Technicon Enterprises II, who serve as the Township Building Code Officials. After a brief discussion between the applicants and the members present the applicants stated they would be contacting the Township SEO and BCO to continue their investigation. Engineer Rhode also provided Mr. Laudenslyaer with a copy of the review received earlier today from the Berks County Planning Commission which highlighted minor concerns. The members present took no official action on the plan as submitted.

Time Extension(s):

Cedar Hill Estates – Engineer Rhode advised the members present that the Board of Supervisors has extended the MPC timeframe until March 31, 2026, for the project. No action was required by the Planning Commission at this time.

Rock Hollow Woods – Revision to Plan of Record Engineer Rhode advised the members present that the Board of Supervisors has extended the MPC timeframe until March 31, 2026, for the project. No action was required by the Planning Commission at this time.

Items for the Good of the Order:

1646 Chestnut Hill Road – Pyrotek / Brian Panther – Brian Panther, Director of Procurement and Safety for Pyrotek approached the members present with a presentation regarding proposed use for the property located at 1646 Chestnut Hill Road. Mr. Panther

introduced Pyrotek and explained that they are a special effects company interested in expanding their operation to the subject address. Discussion pursued regarding the proposed use and how it could fit into the existing zoning ordinance. The discussion involved possible zoning amendments, which Mr. Panther offered drafts of as part of his presentation. Given the infrequency with which both Mr. Panther and members present anticipate this use being proposed it was not clear that there was real value to an amendment to the Robeson Township Zoning Ordinance. The members present advised Mr. Panther to consider a variance application to the Robeson Township Zoning Hearing Board instead of an ordinance amendment. Engineer Rhode and the members present advised Mr. Panther that the next step would be to make his presentation to the Board of Supervisors and seek their direction as well. Mr. Panther agreed and no action was taken by the members present regarding the request.

Tree Replacement Ordinance – Engineer Rhode advised the members present that he has been looking into possible amendments to the Woodland Protection sections of the Robeson Township Zoning Ordinance. He will continue to do so and prepare some information for review by the Planning Commission.

Data Center Ordinance – Engineer Rhode advised the members present that he has been asked by the Board of Supervisors to review a draft Data Center Ordinance which has been prepared by the Robeson Township Environmental Advisory Committee (EAC). He provided copies to the members present of the draft ordinance as well as his review comments to date. He also advised the members present that this ordinance is not currently before the Planning Commission for review, however he wanted the members to be aware of this issue. The members present engaged in general discussion regarding the data center use and its potential issues and concerns. No action was taken by the members present regarding the information provided.

Adjournment:

At 8:57 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Ramsay and seconded by Vice Chairman Eshelman, the motion passed unanimously.