

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

June 17, 2026

PLANNING COMMISSION

Jonathan L. Bolton, Chairman
Robin Ruhmel, Vice Chairman
Paul Geissinger, Secretary
Kyle Bartosh - Absent
Lane Donatelli
Jason Szewczak
Casey Zelena

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Elisa Highley, Keystone Consulting Eng.
Jack Gross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

Chairman Bolton read the Fair Housing Statement as required.

Meeting recording did not work, meeting notes only below.

A) SUBMISSION REVIEW:

1) INDEX #2071-25A – SILO DRIVE SUBDIVISION

5270 Silo Drive
Major Subdivision
Zoning District: OS-2
Original Submission Date: 10/31/25; Revised Submission Date: 5/19/26
90-Day Expiration Date: 2/19/26; Extension Expiration Date: 7/31/26

Representatives Paul Swieczak, Benchmark Engineering and Dave Scheuermann, owner.

Per Notes:

- Lot developed as part of new industrial piece
- 4 acres to DVS parcel
- Cul-de-sac and road all constructed to Township standards
 - Per Elisa; all standards for road must be met including curb & sidewalk, drainage to pond behind lot #4. Must receive KCE approval prior or acceptance.
 - Developer will satisfy the Board of Commissioners with respect to curb & sidewalk installation prior to dedication of road.
 - May come back to Planning Commission for recommendation on deferral.
- Township to have easement, access to basin?
- No wearing course installed yet
- Basin will remain private, but pipes would be offered for dedication
- Add note to plan re: future maintenance of basin

Chairman Bolton entertained a motion for preliminary approval based on conditions noted in comment letters. Motion by Ms. Ruhmel, second by Mr. Szewczak. Vote taken 6-0 for preliminary approval.

Request to be upgraded to final approval.

Chairman Bolton entertained a motion for final approval based on conditions noted in comment letters. Motion by Mr. Donatelli, second by Mr. Swieczak. Vote taken 6-0 for final approval.

2) INDEX #2072-25A – SILO DRIVE INDUSTRIAL BUILDING

5270 Silo Drive

Land Development

Zoning District: OS-2

Original Submission Date: 10/31/25; Revised Submission Date: 5/27/26

90-Day Expiration Date: 2/19/26; Extension Expiration Date: 7/31/26

Representatives Paul Swieczak, Benchmark Engineering and Tom Meagher, Blue Creek Investments presenting.

Per Notes:

- No tenant yet
- Marketing has not yet started
- Traffic Impact fee done
- Analysis of intersection being done by engineer
- Inconsistency in stormwater report with LVPC response due 7/2/26
- Concerned with no comments from Fire Chief
- Gravel area a concern
- 10 dock doors proposed
- Design potential for 2 tenants

Chairman Bolton entertained a motion for preliminary approval based on conditions noted in comment letters. Motion by Ms. Ruhmel, second by Mr. Donatelli. Vote taken 6-0 for preliminary approval.

Request to be upgraded to final approval.

Chairman Bolton entertained a motion for final approval based on conditions noted in comment letters. Motion by Mr. Swieczak, second by Ms. Ruhmel. Vote taken 6-0 for final approval.

3) INDEX #2076-26A – BEEKMANTOWN RD. QUARRY REDEVELOPMENT

5105 Beekmantown Road

Major Subdivision/Land Development

Zoning District: OS-2

Original Submission Date: 3/25/26; Revised Submission Date: 5/27/26

90-Day Expiration Date: 7/15/26

4) INDEX #2077-26A – SPARK ACADEMY PRESCHOOL

4136 Wilson Street – Whitehall Mennonite Church

Special Exception

Zoning District: R-5A

Original Submission Date: 5/27/26

90-Day Expiration Date: N/A

Representatives Joanna Burgos, applicant and Rose Bender, Pastor at Whitehall Mennonite Church.

Per Notes:

- Maximum 10 students
- Will be applying to state after receiving Certificate of Occupancy

- Received agreement from adjacent church to use their parking
- Drop-off will be on Worman Lane
- Access to building from Naylor Lane
- Students age 3 to 5 years old
- No food preparation on site
- Preschool teacher on staff

Chairman Bolton entertained a motion to recommend the Special Exception.

Motion by Mr. Zelena, second by Ms. Ruhmel. Vote taken 6-0 for final approval.

B) DISCUSSION ITEMS:

None

C) OTHER:

Approval of May 2026 Meeting Minutes. Motion by Mr. Zelena, minutes approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 7:40 p.m.