MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

March 5, 2015

Stackhouse Bensinger
330 Revere Blvd
Sinking Spring, PA 19608

Dear Mr. Miller,

At their March 4, 2015 meeting, the Maidencreek Township Planning Commission took the following actions:

- recommended that the Maidencreek Township Board of Supervisors grant a waiver to Section 190-94-B.1 of the Maidencreek Township Code of Ordinances requiring a minimum width of twenty feet for easements and allow a fifteen foot wide sewer lateral easement on the Bradley Subdivision Plan, and
- recommended the Maidencreek Township Board of Supervisors approve the Bradley Subdivision Preliminary Plan conditional upon approval of the waiver to Section 190-94-B.1 of the Code of Ordinances of Maidencreek Township and compliance with all items in the Great Valley Consultants review letter dated February 24, 2015, which is incorporated by reference.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
FAX: (610) 375-8977

February 24, 2015

Maidencreek Township
Planning Commission
P O Box 319
Blandon PA 19510

Attention: Diane Hollenbach, Manager

Re: Bradley Subdivision
Preliminary Plan Review
GVC File 4026-003

Dear Planning Commissioners:

We received for review a Preliminary Plan titled "Bradley Subdivision," submitted by Stackhouse Bensinger, Inc. The plan proposes the subdivision of property located along Lee Spring Road into Lots 1 and 2 and an annexation parcel to be separated from Tract A and joined to Tracts B and C. The plan represents a subdivision only and does not propose any development or improvement of the property in question.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission and Board of Supervisors. The remaining comments should be addressed by the Applicant or his consultant, directly with Township staff or our office. The plan was reviewed for conformity with Township Ordinances and Standards, as well as accepted engineering practice. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Preliminary Plan titled "Bradley Subdivision," prepared by Stackhouse Bensinger, Inc., consisting of two plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
2014-093-D-1.1	1 of 2	1/7/15	2/17/15	Layout Plan & Notes
2014-093-D-1.2	2 of 2	1/7/15	2/17/15	Subdivision Plan

2. Stackhouse Bensinger, Inc. transmittal letter dated January 7, 2015.
3. Application for Review of a Preliminary Plan dated January 7, 2015.
4. Email chain relating to sanitary sewer service to Lot No. 2.
5. Berks County Land Subdivision and Land Development Review Application.
6. Systems Design Engineering, Inc. review on behalf of the Maidencreek Township Authority dated January 14, 2015.
7. Berks County Planning Commission plan review dated January 15, 2015.
8. Systems Design Engineering, Inc. zoning review dated February 2, 2015
9. Waiver request (Subdivision and Land Development Ordinance, Section 190-94-B.1) dated February 2015.

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SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CODE OF THE TOWNSHIP OF MAINDENCREEK, CHAPTER 190)

Comments in the previous review dated January 28, 2015, were satisfied.

ZONING ORDINANCE (CODE OF THE TOWNSHIP OF MAIDENCREEK, CHAPTER 220

Comments in the previous review of Systems Design Engineering, Inc. dated February 2, 2015 were satisfied.

GENERAL COMMENTS

1. Approval of the revised plans by the Maidencreek Township Authority should be provided.

2. Additional comments may result from any revisions to the plans currently under review.

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,

CHARLES M. JONES, PE, PLS
Project Manager

CMJ:lam

cc: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Eugene Orlando, Esq.
Bradley Management Group
Scott T. Miller - Stackhouse Bensinger, Inc.

BRADLEY SUBDIVISION
MAIDENCREEK TOWNSHIP
BERKS COUNTY, PENNSYLVANIA
February 2015
WAIVER REQUEST

Project Description

The Village at Summit Crest, LLC proposes to subdivide the area along Lee Spring Road to create 2 single family lots, an annexation parcel that will be joined to the existing Village of Summit Crest Manufactured Housing Community and leave a residue lot for sale.

The subdivision concept that is being proposed by the Developer/Owners cannot comply with the strict interpretation of the Maidencreek Township regulations and on behalf of the Developer/Owners we are requesting the following modifications/waivers:

Maidencreek Township Subdivision and Land Development Ordinance:

- **Section 190-94-B.1 – Easements for Utilities**

  Required: This section of the Township SALDO requires easements for utilities to have a minimum width of 20 feet.

  Proposed: An easement is being proposed through the existing community to the residue lot to allow the extension of a sewer lateral to permit that parcel to connect to public sewer. A minimum width of 15' is being proposed due to the limited areas between the existing units and since it is only a lateral and not a public sewer line extension.

The waiver will address the needs of the Applicant and not have a negative impact on the adjoining properties. The granting of the waiver will not alter the essential character of the neighborhood, nor substantially or permanently impair the appropriate use or development of the adjacent property, and will not be detrimental to the public welfare. Based on the reasons stated above, we are requesting the Township consider this waiver.