MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

February 2, 2017

Maidencreek Township
Board of Supervisors
PO Box 319
Blandon, PA 19510

Gentlemen,

The Maidencreek Township Planning Commission recommends the Board of Supervisors grant waivers to the Stoney Creek Rental Warehouse Addition plans from section 190.23 of the Code of Ordinances to allow the plan to be reviewed as a preliminary/final plan and to section 193.34.b to waive the sidewalk requirement. The Planning Commission also voted to recommend the Board of Supervisors grant final plan approval to the plan conditional upon granting of the waivers, recording of a deed combining the two parcels into one parcel and the applicant resolving the items in the Great Valley Consultants review letter of December 6, 2016 and the Systems Design Engineering, Inc. review letter of January 31, 2017.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

CC: Stoney Creek Rentals
Bill Witman/Engineer
Thomas Unger, Systems Design Engineering, Inc.

January 31, 2017

Maidencreek Township Planning Commission
PO Box 319
Blandon Pa. 19510

Re: Stoney Creek Rentals
Building Addition
Preliminary/Final Land development
Maidencreek Township, Berks County

Dear Planning Commission:

Systems Design Engineering, Inc. (SDE) is in receipt of a Land Development Plan for a building addition to the existing rental business along Park Road. Stoney Creek Rentals is proposing the removal of an existing garage, silo, and associated structures and proposes to construct a 66 foot by 64 foot building. The LDP was prepared by Witman Engineering and Consultants, LLC of Morgantown PA.

Background:

The Land Development plan was previously reviewed by Great Valley Consultants. Attached is a copy of the Great Valley Consultants review letter dated December 6, 2016.

This submittal consists of the following:

Title	Sheet No.	Date	Rev.
Prelim/Final LDP	1 of 3	11.23.16	1.19.17
Prelim/Final LDP	2 of 3	11.23.16	1.19.17
E&S Control Plan	3 of 3	11.23.16	1.19.17

The plan submittal was accompanied by the following item:

- Response letter dated January 20, 2017 from Witman Engineering and Consultants.

We have reviewed the above referenced plan and have the following comments for your consideration.

ZONING REVIEW:

1. Per GVC letter item No.2. "Existing trailers and other structures associated with this property appear to cross the southern property line or are in violation of the side yard setbacks." The plans do identify the structures as "metal storage racks and containers to be removed" however assurance of this to be accomplished needs to be addressed.

2. Per GVC letter item No.8. Assurances need to be made to the Township that no storage of rental vehicles or equipment is to be allowed within the front, or any yard, of this tract of land.

SALDO REVIEW:

1. GVC review item No. 1. A waiver will be required to review this plan as a Preliminary/Final. A waiver has been submitted by the applicant's Engineer dated December 22, 2016. Copy attached.

2. GVC review item No. 2. Proof of PennDot HOP will need to be provided. We note the engineer has submitted a revised HOP to PennDot for review on or about December 22, 2016.

3. GVC review item No. 7. Sidewalks may be required. A waiver has been submitted by the applicant's Engineer dated December 22, 2016. Copy attached.

4. Per §190-17.A(14), PC Signature Block – Please revise as per sample in Appendix A of SALDO (recommendation for approval, not approval).

GENERAL COMMENTS:

1. Berks County Planning Commission review will be required prior to plan approval.
2. MTA compliance with SEO evaluation of existing sewage system. The Township SEO review is complete and the existing on lot sewage system appears to be functioning at the time of inspection. The Township SEO review letter is attached.
3. Placement of all existing and proposed water lines on the plan will be required.
4. Parking space dimensions should be placed on the plan.
5. Lighting photometrics should be provided for review.
6. Plans will need all endorsements for final plan approval.
7. Plans should be noted as a 3 plan set with all plans being recorded.

Sincerely,
Systems Design Engineering, Inc.

Ed Kopicki

Ed Kopicki
Township Planner

CC: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Gene Orlando, Esq.
Bill Witman / Engineer
Stoney Creek Rentals / Owner
SDE File # 17-0024-0705

SDE SYSTEMS DESIGN ENGINEERING, INC

"A Passion for Engineering Excellence"

sdei.net

Ed

January 26, 2017

Stony Creek Rentals, Inc.
P.O. Box 99
Blandon,PA 19510

Dear Matt;

Maidencreek Township has been notified of your intention to demolish and renovate the shop and warehouse located at 872 Park Road, Maidencreek Township, Berks County. As the Sewage Enforcement Officer (SEO) for Maidencreek Township, I am the individual responsible for the evaluation of the related on-lot sewage disposal system.

During the site visit, the septic tank appeared to be of adequate capacity for a building producing 60-80 gallons per day. Remnants of grease and sludge accumulation were noticed at the upper levels of the tank which was recently pumped out. The property owner/manager must ensure that the septic system receives only wastewater generated at the building and not to dispose of oils or chemicals into the system. No surface saturation or odors were detected near the location of the drainfield as depicted on the land development plan, revised 1/4/17, provided by Witman Engineers & Consultants, LLC.

According to the information provided, the building produces 60 to 80 gallons of wastewater per day and you are not proposing any increase as a result of the finished project, therefore you may continue to utilize the existing sewage disposal system during and after construction unless signs of a malfunction arise.

To prolong the life of your septic system, it is recommended that you service your system regularly. Please note there is a possibility the septic system may fail. This letter does not relieve the applicant of the responsibility to correct any malfunctions that may occur in the future.

You may contact me at Systems Design Engineering, Inc. if you have questions. I can be reached at (610) 916-8500 Monday through Friday, between the hours of 8 a.m. and 5 p.m.

Sincerely,
SYSTEMS DESIGN ENGINEERING, INC.

Scot McCaffrey
Maidencreek Township Sewage Enforcement Officer

Cc: Maidencreek Township

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

December 6, 2016

Diane Hollenbach, Manager
Maidencreek Township
P. O. Box 319
Blandon, PA 19510

Re: Stoney Creek Rentals
Building Addition
Preliminary/Final Land Development
GVC File No. 4026-012

Dear Mrs. Hollenbach:

Great Valley Consultants (GVC) received for review Preliminary/Final Land Development Plans from Stoney Creek Rentals titled, "Building Addition" submitted by Witman Engineers and Consultants, LLC. The Plans propose the removal of an existing garage, silo and other structures adjacent to the office building, and proposes construction of what appears to be a larger building at the same location. The property is located to the south of Park Road, east of Gouldin Road and north of the Norfolk Southern Railway.

We have reviewed the Plans for general conformance with the applicable Township Ordinances and Standards and offer the following comments for your consideration. Please note comments in **bold** typeface require action by or consideration from the Planning Commission and/or the Board of Supervisors. This review has been prepared to identify what appears to be the most significant/applicable planning issues and shall not be considered as a comprehensive review.

SUBMISSION INFORMATION

1. Plans for Stoney Creek Rentals, titled, "Building Addition," prepared by Witman Engineers and Consultants, LLC, consisting of two (2) plan sheets as listed:

Plan No.	Date		Description
	Originated	Revised	
1 of 2	11/23/16		Existing Conditions
2 of 2	11/23/16		Proposed Conditions

2. Copy of the Application for Preliminary Review.

ZONING ORDINANCE, ORDINANCE NO. 136

1. **The property is located in the C-1 Local Commercial District (Section 220-37). The use appears to be permitted by right as a retail facility; however, the intended use, or uses, must be identified on the Plans.**

2. **Existing trailers and other structures associated with this property appear to cross the southern property line or are in violation of the side yard setbacks. The Plans must clarify the structures and their purpose and, if necessary, relocate per the requirements of the Zoning Ordinance.**

3. The subject property is a combination of Tract one (1) and Tract two (2), both of which

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are on a single deed in the name of the same property owners. The setbacks are shown on the Plan as if the two (2) properties are one in the same. Both the proposed building and the existing garage/office building are shown to be constructed partially on both tracts.

The Plan must be revised to show the consolidation of Tract 1 and Tract 2, and a consolidated deed shall be presented for recording with the Final Plan.

4. The existing garage/office building is within the rear yard of the property. However, since this building is not involved in the building addition, the building and its location are considered a pre-existing non-conformity according to the current layout.

5. The zoning area and bulk regulations are not shown on the plans, and neither are the dimensions or details of the proposed/existing buildings. (Section 220-40)

6. Parking for the property is not shown on the Plan. The calculated number of lots, the spaces that exist and the spaces that will be provided must be shown as well as all other applicable requirements of the section. Parking spaces will need to be marked on the property as shown on the Plans. (Section 220-60)

It should be noted that the handicapped accessible spaces and routes required by the Zoning Ordinance are required to be a paved surface by requirement of the Uniform Construction Code.

7. **The adjacent zoning districts are primarily residential and, therefore, screen plantings are required along these property boundaries. (Section 220-63 and 220-60.C)**

8. **Parking exists along Gouldin Road for the purpose of customer parking and parking of the moving trucks for rent by the property. This parking area allows vehicles to reverse into Gouldin Road, and allow the rental vehicles to be stored within the front yard of the property, both of which are not permitted. (Section 220-72(A) and (B))**

9. The Norfolk Southern Railway right-of-way is not clearly identified on the plans. Any restrictions or easements associated with this boundary must also be shown on the Plans.

SUBDIVISION AND LAND DEVELOPMENT (SALDO), ORDINANCE NO. 135

1. The application was submitted as a preliminary plan review and the Plans should be revised to reflect the same. (Section 190-23) The final will need to be submitted once the preliminary plan has been approved.

2. The Plans are subject to review by the Pennsylvania Department of Transportation due to the access onto Park Road. The Applicant will need to verify the land development does not require any revisions to their HOP for this driveway. (Section 190-23.C)

3. The name of owners and the deed book reference numbers of all abutting properties must

be added to the plans. (Section 190-15.D)

4. Zoning data as previously described shall be be shown on the Plan including zoning district boundary lines, yards, etc. (Section 190-15.I)

5. Locations and elevation of the data to which the contours refer shall be identified and approved. (Section 190-15.K)

6. All existing utilities, easement locations, street information and other significant features must be added to the Plans. (Section 190-15.L and N(1))

7. **The property may be subject to the installation of sidewalk to accommodate pedestrian access from the adjacent residential areas. (Section 190-34B)**

8. Erosion and sediment controls must be shown on the plan. Depending on the extent of the disturbance, an Erosion and Sediment Control Plan may be necessary to submit to the Berks County Conservation District for review and approval.

9. **Stormwater management facilities may be necessary for the proposed improvements. At this time it is unclear whether management facilities are required. (Section 190-42 and Stormwater Management Ordinance No. 214)**

GENERAL COMMENTS

1. The Plans must identify how the propane tank and fuel tanks located near the existing building will be addressed. New locations for these tanks must consider any required setbacks that may be applicable.

2. The property appears to be surrounded be a fence and a gate at both driveways for security purposes. This should be reviewed by the Fire Chief to ensure Emergency Services can access the property at all times.

3. The Plan does not address the exterior lighting of the property.

4. Additional comments may be generated pursuant to subsequent submissions of the Plan.

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

Sincerely,

SCOTT C. ANDERSON
Project Manager

SCA:lam
cc: Maidencreek Township Board of Supervisors
Eugene Orlando, Esquire
Bill Witman, PE, Witman Engineering