MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

February 9, 2017

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting March 9, 2017.**

Subdivision / Zoning / LDP

- **Stony Creek Rental LDP see MTPC ltr. Dated 2/2/17, & SDE ltr. Dated 2/9/17.** (1)(2)

Projects

- Zoning Ordinance
  - Zoning Ordinance & Zoning Map Final submitted to adjacent Municipalities and Berks Co. P.C.
  - **BCPC review ltr. Received, dated 1/25/17.** (3)(4)

- Stormwater Projects
  - Walnut Manor Tree Dr. – No bids anticipated; recommended rebid in Jan. 2017.
  - Ina/Rt. 73 – Lindbergh/Adele – on hold.

- West Shore Drive
  - Meet with inspector for state on Tues., Aug. 23 regarding Bridge Inspection. Report.
    - Repairs are somewhat extensive; Twp. Involvement is possible
    - Three (3) 60" dia. Pipes required as alternative to existing opening. Not desirable due to maintenance.
    - Twp. to make repairs as schedule permits.

- Street Lighting
  - Investigation of light intensity ongoing; possible drone camera after leaves are off the trees.
    - **Ed Kopicki received FAA permit to fly drone at night.**
    - **Did a test flight over Spirit Ct.; to be reviewed at meeting.**
- **Main St. Mid Block Crosswalk**
    - **Proposal to prepare Mid Block Crosswalk PennDOT Permit Application.**

Subdivision Improvement LOC / Escrow Release ⑤

- **Schwab LOC Reduction**

Sewage Enforcement Officer Activity Report ⑥

- **January Report.**

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.

February 9, 2017

Maidencreek Township Supervisors
PO Box 319
Blandon Pa. 19510

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

Dear Supervisors:

Systems Design Engineering, Inc. (SDE) attended the Maidencreek Township Planning Commission Meeting on February 1, 2017 and reviewed the Stoney Creek Rentals Land Development Plan. Review comments from our January 31, 2017 letter to the Planning Commission were reviewed at the meeting. (Copy attached). The Planning Commission , by unanimous decision, voted to recommend to the Supervisors waivers for Final Plan submittal(plan to be reviewed as a Preliminary/Final) and a waiver from constructing sidewalks. In addition the Planning Commission recommended that the Plan be approved by the Supervisors conditioned upon the following:

Waivers:

1. A waiver received from the Supervisors for Final Plan submittal and to consider this plan as a Preliminary/Final Plan.
2. A waiver received from the Supervisors for requiring sidewalks on this site.

Provide plan changes and outside approvals per the SDE review letter dated January 31, 2017 which include:

1. PennDot HOP approval.
2. Revision to language in the Planning Commission Signature Block.
3. Placement of well and water lines on the plan.
4. Parking space dimensions.
5. Lighting Photometrics.
6. Plans to be noted as a 3 plan set with all sheets to be recorded.
7. County review.

We are in receipt of revised plans from Witman Engineering dated February 1, 2017 satisfying all planning requirements except PennDot.

The Supervisors should discuss the requirement to post security for the various improvements none of which will be dedicated.

If you should have any questions please do not hesitate to contact our office.

Sincerely,
Systems Design Engineering, Inc.

Ed Kopicki

Ed Kopicki
Township Planner

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

February 9, 2017

Maidencreek Township Supervisors
PO Box 319
Blandon Pa. 19510

Re: Berks County Planning Commission
Review of the proposed Maidencreek Township
Zoning Ordinance dated Jabnuary 25, 2017

Dear Supervisors:

Systems Design Engineering, Inc. (SDE) is in receipt of the above referenced review by the Berks County Planning Commission.(Copy attached). This review had been requested on December 22, 2016, for the additions to the Township's proposed ordinance as follows:

1. Outdoor Furnace Regulations.
2. Medical Marijuana Ordinance.
3. Wind Energy Conversion Systems.
4. Solar Energy Conversion Ordinance.
5. Wireless Communication Facilities.
6. Zoning Map Change to include additional Commercial along Rt. 222.

The one item the Supervisors may want to discuss is No. 4. of the Berks County review letter as follows, "The Township may want to consider adding home occupation as a permitted use in the C-R District."

All other comments are grammatical, numbering, conflicts, and typos.

If you should have any questions please do not hesitate to contact our office.

Sincerely,
Systems Design Engineering, Inc.

Ed Kopicki

Ed Kopicki
Township Planner

CC: Maidencreek Township Planning Commission
Maidencreek Township Authority
Gene Orlando, Esq.

County of Berks
Planning Commission

Phone: 610.478.6300
Fax: 610.478.6316
Email: planning @countyofberks.com

Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601- 4309

Lee C. Olsen, AIA, Chairman | Barry L. Schlouch, Vice-Chairman | Thomas C. McKeon, Secretary
Jodi L. Gauker | Peter F. Giorgi |Glenn R. Knoblauch |James L. Mason | James C. McCarthy | Douglas Paul Rauch
Shannon L. Rossman, AICP, Executive Director | Heidi B. Masano, Asst. County Solicitor

January 25, 2017

Maidencreek Township Supervisors
1 Quarry Road, P.O. Box 319
Blandon PA 19510

Re: Act 247 Review, Zoning Ordinance and Map

Dear Supervisors:

In accordance with the provisions of the Pennsylvania Municipalities Planning Code, the Berks County Planning Commission has reviewed the revision to the Township's proposed Zoning Ordinance of 2016 (submitted Dec. 2016). The following comments are offered for consideration:

1. Section 220-1.B. Short title should be changed to "Maidencreek Township Zoning Ordinance of **2017**, as amended." (also cover page)
2. No-impact home based business is allowed by right in the C-R district, but is not reflected in the Table of Uses. The Table of Uses also does not reflect that no-impact home based business nor home occupations are allowed by right in the R-4 district.
3. Section 220-48 B (13) allows energy production facilities pursuant to Section 220-78; however, Section 220-78 is titled Power Generation. Staff notes that Power Generation is still allowed by Conditional Use in the SIA district. Is this the Township's intent? If so, it should include a reference to section 220-78. Are energy production facilities and power generation the same thing? Terminology should be consistent among sections (including definitions).
4. The Township may want to consider adding home occupation as a permitted use in the C-R district.
5. Should references to Sections 220-58 D & E be added to Section 220-58 A (6)?
6. Consider addressing the following in Section 220-58 E (SECS):
   - Establish a maximum height for ground mounted solar systems (typically 12-15 feet).
   - Specifically prohibit ground mounted systems in the front yard (unless you feel Section 220-58 A covers it).
   - Establish a setback for roof mounted solar panels from the edge of the roof to allow access by firefighters… (typically 3 feet).
   - Conformance to Pa Uniform Construction Code and industry standards, as applicable.
   - Decommissioning provisions.
   - Some ordinances address glare. (i.e. Systems shall be placed such that glare does not project onto nearby structures or roadways. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.)
7. Should Section 220-58 E (2) d be renumbered as 220-58 E (3)?
8. The AP district allows "Telecommunications facilities' by Special Exception. Since "telecommunications facilities" are not defined and wireless communication facilities are

permitted by CU, should this reference to telecommunications facilities be deleted? Section 220-16 B (4) also refers to Section 220-82 which is titled "Medical Marijuana". This reference should be deleted if telecommunications facilities is retained.

9. Section 220-81 B. There appears to be a typo in the chart under the category "Zoning District(s) Permitted" for "New Antenna/Existing Structure (3). Should "Add Districts" be "All Districts"?
10. Section 220-81 B. Under the chart notes there is a second subsection (1) titled "Permitted Uses by Right". Should these provisions be renumbered?
11. Are the provisions of Section 220-81 B (1) (b) 2) and Section 220-81 B (1) (b) 9) the same? Same question applies to Sections 220-81 B (2) (b) 2) and (2) (b) 8).
12. Section 220-81 B (2) (a) 4) refers to "additional approvals". What is meant by "additional approvals" and should they be spelled out?
13. Section 220-81 B (2) (c) 7 appears to contain a typo. Should "shirt" be "shift?
14. Section 220-81 B (2) (c) 10 mentions "modification of any existing tower". Since Section 220-81 B (2) (c) deals only with new towers, the reference to existing towers should be deleted.
15. Section 220-81 B (2) (c) 13) b) and c) appear to contain typos. Is "for" necessary in subsection b) and should "stand-along" be "stand-alone" in c)?
16. Section 220-81 B (2) (c) 14). Consider requiring a setback from above ground utility lines.
17. Sections 220-81 B (2) (c) 16) and 22) both talk about camouflage/stealth technology. Should they be combined?
18. Since Section 220-81 B (2) (d) strictly deals with towers inside the ROW of two State roads, PennDOT's HOP office should be given a chance to review these provisions.
19. Several subsections in Section 220-81 B (2) (d) contain the following phrases: as determined by the Township, to the satisfaction of the Township, or reviewed and approved by the Township. Since towers and related equipment will most likely be installed within PennDOT right-of-ways, these phrases should probably be to the Township and PennDOT, if applicable.
20. Section 220-81 B (2) (d) 5). Right-of-way should be added to the end of the sentence.
21. Section 220-81 B (2) (d) 6) a). Current language probably is not relevant and provisions should be added that the location of new poles and other above ground facilities shall be installed outside of the shoulder and highway clear zone as near to the right-of-way line as practicable, under the HOP and applicable PennDOT design provisions.
22. Since Section 220-81 B (2) (d) deals with new towers is subsection 6) g) even relevant?
23. Subsection (1) under Section 220-82 B (titled Medical Marijuana Dispensary) states that only a *health care* medical marijuana organization can dispense medical marijuana; however, your definition of medical marijuana dispensary specifically does not include a health care medical marijuana dispensary. This conflict should be resolved.
24. Section 220-102. Consider adding a provision that outdoor furnaces are installed in structures not intended for habitation by humans or domestic animals.

Thank you for the opportunity to comment. If you have any questions regarding this review, do not hesitate to contact me at 610-478-6300, Ext 6311. Section 608 of the Pennsylvania Municipalities Planning Code requires that a copy of the adopted ordinance be forwarded to our office within thirty days of enactment.

Yours Truly,

Cheryl Auchenbach, Planner III
BERKS COUNTY PLANNING COMMISSION

cc: Maidencreek Township Planning Commission
Maidencreek Township Solicitor
Maidencreek Township Engineer, Ed Kopicki

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 9, 2017

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. Small Properties, LP		
01/31/17 Maidencreek Twp. – Re: SDE, Inc.	86868	$659.92
	AMOUNT DUE	$659.92
2. Schwab LDP Inspection		
1/31/17 Maidencreek Twp. – Re: SDE, Inc.	86872	$462.24
2/09/17 Schwab Land Dev. Co. LLC	Appl. #1	$48,529.83
	AMOUNT DUE	$48,992.07
	TOTAL AMOUNT DUE	**$49,651.99**

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
1/1/17 - 1/31/17

Date	SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
January	17-0019-0300		SEO report, admin/filing.			
1/30/2017	17-0019-0302		2016 SEO Reimbursement - Complete page 5 (summary of permit activity) and attach supplemental documentation. Send package to Township to be completed.			
1/26/2017	17-0019-0472		872 Park Rd, Stony Creek Rentals - Septic system reuse application. Verify existing system is functioning, compose letter.	$168.00		44606

(6)

Cc: T. Unger 2 copies
SEO Desk