Maidencreek Township Planning Commission
August 2, 2017

Present: James Schoellkopf Jr., Matt Davenport, Joel High, Brad Pflum, Randy Hauk, Gene Orlando – Orlando Law Office, Tom Unger – Systems Design Engineering, and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach, Rob Hain – Berks Surveying and Engineering

James Schoellkopf Jr. called the August 2, 2017 meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

Approval of the Agenda

A motion was made by Brad Pflum to approve the agenda as presented. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Approval of Prior Meeting Minutes

A motion was made by Matt Davenport to approve the prior meeting minutes as presented. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

Communications – None.

Public Comments and Questions – None.

Business:

Sketch Plan Maidencreek TV & Appliance

Rob Hain presented the sketch plan for Maidencreek TV & Appliance. The plan is to build in the back of the existing building and include warehouse and retail space needed. The sketch includes the building space, the required parking and the access. Field surveying needs to be completed to establish what the extent of the existing impervious coverage is before it can be determined if zoning relief will be needed. Mr. Unger commented on the green space in the front whether it would stay green space or not. Mr. Hain advised the plan is to keep the space green, but it is still being determined. PennDot will be allowing Maidencreek TV & Appliance to complete the demolition work of the existing building to avoid issues during construction of the new building. PennDot's project will include the water line being extended for Maidencreek to tap into and the sewer tap will be relocated. Testing will be conducted if PennDot does not do the storm water for the soils on site to see if underground storage and infiltration. If an above ground storm water pond needs to be, then Maidencreek will have to find a way to make it work. Mr. Hain asked the Commission members if this plan needs zoning relief, would it be acceptable to have the zoning review at the same time as moving forward with land development due to the timeline in place. The Commission did not see an issue with this request.

Sketch Plan Folino Proposed Building
Mr. Hain presented the sketch plan for Folino's proposed building. Folino is proposing to build on a vacant lot up on W. Wesner Road. The building would be serviced by public sewer by tying directly into the manhole proposed by the Maidencreek Township Authority. The plan does not show a storm water basin, but the proposal is to put a pond in the low lying area on the plan. Mr. Hain advised at this point there does not appear to be any variance or zoning issues. Mr. Unger advised the only item that may be an issue is the sight distance from the driveway. Mr. Hain will be conducting a sight distance test to see the extent of the potential issue.

Agricultural Security Area Seven Year Review & Additions
Diane Hollenbach presented the Agricultural Security Area Seven Year Review and additions. The Agricultural Security Board would like to add two properties to the program. The first property to be added is property #43 George Brittenburg and Ola Creston. Mr. Brittenburg and Ms. Creston run a CSA (Community Supported Agriculture). They grow and sell their vegetables in Philadelphia and have about 11 workers. The second property to be added is property #42 John and Mary Bender. The Benders raise honey bees. Mr. Bender's property changed to residential when the zoning change went into effect earlier this year and he was concerned. The Agricultural Security Board felt Mr. Bender should be protected by the Agricultural Security area. The Agricultural Security Board recommended the two properties be added and the program continues.

A motion was made by Matt Davenport to recommend the acceptance of parcel #43 owned by George Brittenburg and Ola Crestman into agricultural security. The motion was seconded by Joel High and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to recommend the acceptance of parcel #42 owned by John Bender and Mary Bender into agricultural security. The motion was seconded by Brad Pflum and hearing no questions, it passed unanimously.

A motion was made by Matt Davenport to accept the Agricultural Security Area Seven Year Review and the continuation of the program. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary