MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

December 13, 2017

ENGINEER'S AGENDA

Subdivision Review Status Checklist (1)

- **Next Supervisors Meeting January 2, 2018.**

Subdivision / Zoning / LDP

- Plans currently in review.
  - **GSP Properties Preliminary LDP – No Action** (5)
  - **Berkshire Building Services Preliminary LDP – No Action** (6)
- Melrose Place – Stormwater/Grading
  - All property owners other than Solberg have signed consent form.
  - Folino and Solberg Attorneys have reached agreement.
  - Grading work and road base repair/scratch coat to commence. If Solberg does not sign agreement work will stop at property line.
- **73 Water Street**
  - **Zoning Permit Denied for R-1 auto repair/sales** (2)

Projects

- Stormwater Projects
  - Ina/Rt. 73 – Lindbergh/Adele – on hold.
  - Investigating storm water control for Quarry Rd. & Municipal Bldg. parking lot.
- 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.
- **Dog Park**
  - **Review plan; January mtg. action to advertise.** (3)

Subdivision Improvement LOC / Escrow Release

Sewage Enforcement Officer Activity Report (4)

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
12/14/2017

No.	Project Name	Plan Stage	90-Day Review Period Begins	90-Day Review Period Ends	Extension (may reflect more than one extension)	Approved BY BOS	Comments	Most Recent Review Letter Date
	CURRENT PLANS:							
1	GSP Properties	Prel. LDP	12/06/17	03/06/18			See SDE ltrs. 12/1/17 & 12/6/17	12/1/17 12/6/17
2	Berkshire Building Services	Prel. LDP	12/06/17	03/06/18			See SDE ltr. 12/1/17	12/1/2017
3								
4								
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

SYSTEMS DESIGN
ENGINEERING, INC
"A Passion for Engineering Excellence"
sdei.net

November 28, 2017

CERTIFIED MAIL
Return Receipt Requested
7017 1070 0000 1851 3429

Timothy Chrusch
73 Water Street
Fleetwood PA 19522
Property I.D. #61541204933897
And I.D #61542203040110
Re: Zoning Permit Application Denial

Mr. Chrusch:

Your zoning permit application, dated November 21, 2017, has been reviewed for the proposal of a "Home Business" or "No-Impact Home Based Business" for small auto repair and sales, to be located on your residential property located at 73 Water Street in Maidencreek Township with a mailing address of 73 Water Street, Fleetwood PA 19522. Your property is 15.37 acres in size.

Your application indicates that you are proposing to conduct auto repairs within an existing building noted as an existing garage on your map attachment to your application and also noted within your application as a barn/garage. You are also proposing a display sales area outside the garage or on your property of up to 5 vehicles.

Your property is located in the R-1 Low-Density Residential District of Maidencreek Township.

Only pertinent sections of the Zoning Ordinance have been included in this review.

The following are my findings and conclusions:

Findings:

1. R-1 Low Density Residential District. Section 220-22 A. (5)and (6) Permitted Uses: No-Impact home-based businesses and Home Occupations, and 220-22 C.(6) Uses by Conditional Use: Home Business.

2. Section 220-66 Home Business, Home Occupations, and No-Impact Home Based Business.

   A. Home Business(By Conditional Use):
   "(5) Activites Specifically ***not permitted*** for a home business include, kennels, warehousing and storage business, wholesaling, distribution businesses, ***sales and repair of vehicles***, car washes, transfer stations, gas stations, junkyards, adult bookstores, adult motion picture theaters, cabarets, self storage facilities, landfills,

hazardous waste facilities, methadone treatment facilities, bulk water extraction, mineral extraction, and buildings and uses accessory to any of these excluded uses." "(7). The home business shall be conducted within the principal residential structure or of an accessory structure on the property. No activity of the home business shall be ***closer than 100 feet from any side yard*** or rear yard or within 100 feet from any other residential building."

B. Home Occupations(Use by Right):
(2). Permitted activities for a home occupation include the following: the office of a licensed medical practitioner, or allied health field, dentist, architect, artist, baker, lawyer, accountant, insurance agent, real estate broker, teacher, tax collector, engineer, dance, music or voice instructor, dressmaker, milliner or seamstress, barber or beautician, ***or similar occupation.***

C. No-Impact Home-Based Business(Use by Right):
(1) Are permitted as an accessory use in the R-1 Zoning District.
(2) To qualify as a "no-impact home based business" the activity must satisfy the following requirements:
(a) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
(c) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
(d) ***There shall be no outside appearance of a business use***, including, but not limited to, ***parking, signs***, or lights.

Conclusion:

Based upon the above your Zoning Permit Application for a small auto repair and sales "Home Business", "Home Occupation" or " No-Impact Home- Based Business" has been denied for not meeting the requirements of the "Zoning Ordinance of Maidencreek Township."

The following are the reasons:

1. Home Business: Conditional Use required and Non-compliance with items in 2.A.(5) and (7) as underlined above.

2. Home Occupations: Non-compliance with item 2.B.(2) as underlined above.

3. No-Impact Home-Based Business: Non-compliance with items in 2.C.(2)(a),(c), and (d) as underlined above.

Please find attached your Zoning Permit Application which has been denied.

Appeals:

You have the right to appeal this decision of denial to the Maidencreek Township Zoning Hearing Board. You have thirty (30) days from the day you receive this letter to appeal.

You may also apply for a zoning hearing and request zoning relief, through a variance, from the Maidencreek Township Zoning Hearing Board. Zoning hearing applications can be obtained at the Maidencreek Township Municipal Building, located at 1 Quarry Road, Blandon, PA 19510

If you have any questions, I can be contacted at 610-916-8500.

Sincerely,

Thomas Unger, PE
Systems Design Engineering, Inc.
Township Engineer
Maidencreek Township, Berks County

Cc: Maidencreek Township Supervisors
Diane Hollenbach, Maidencreek Twp. Manager
Gene Orlando, Jr, Maidencreek Twp. Solicitor
Joan London, Maidencreek Twp. Zoning Hearing Board Solicitor
File

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Timothy Chrusch
73 Water Street
Fleetwood, PA 19522

9590 9402 2840 7069 4546 54

2. Article Number *(Transfer from service label)*
7017 1070 0000 1851 3429

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 1/31/17

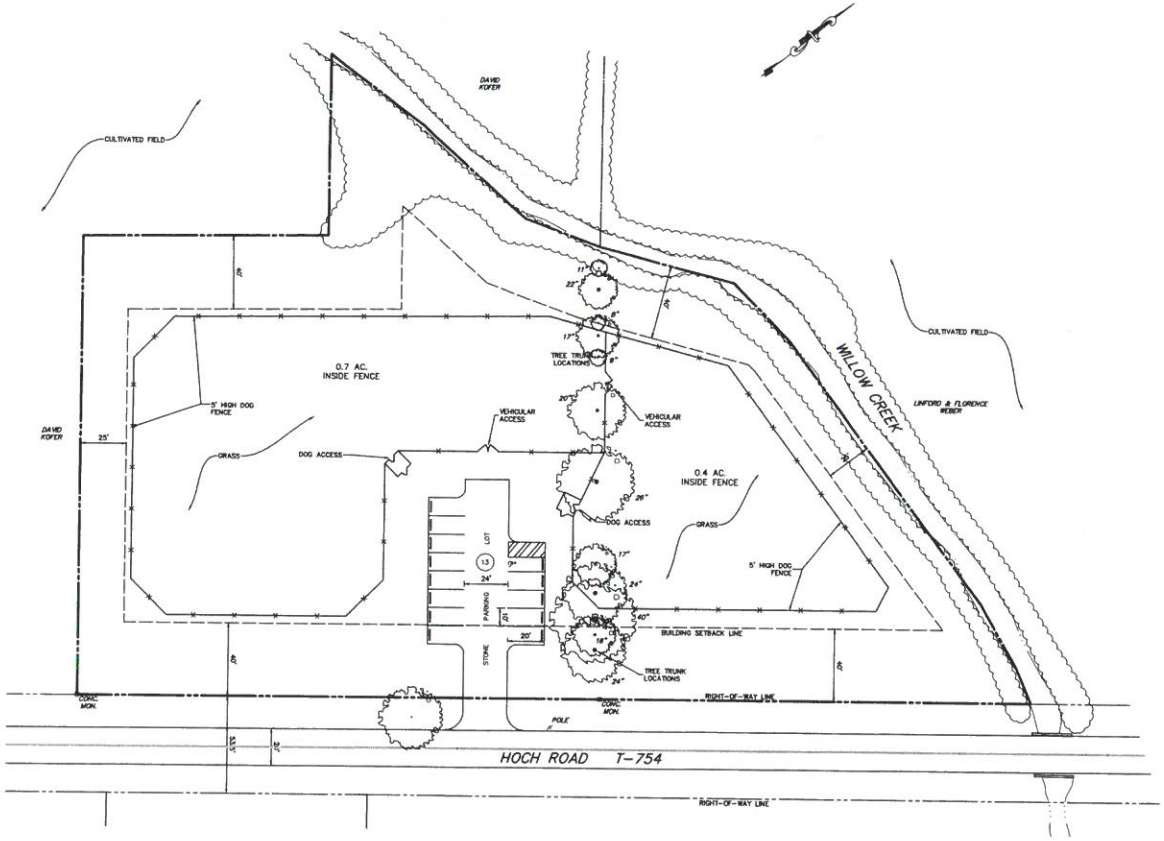
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

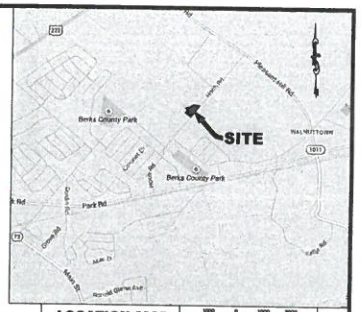
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

estricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

(2)

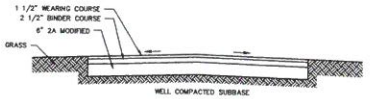




SMALL DOG FENCED AREA:	0.4 AC.
LARGE DOG FENCED AREA:	0.7 AC.
PARKING SPACES:	13 SPACES
ZONING: AP AGRICULTURAL PRESERVATION	
FRONT YARD	40 FT.
SIDE YARD	25 FT.
REAR YARD	40 FT.



DRIVEWAY AND PARKING LOT DETAIL
NTS



ALTERNATE DRIVEWAY AND PARKING LOT DETAIL
NTS

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

NO.	DATE	REVISION	BY

SDE SYSTEMS DESIGN ENGINEERING, INC

MAIDENCREEK TOWNSHIP
DOG PARK

SITE PLAN

SITUATED IN MAIDENCREEK TOWNSHIP BERKS COUNTY PENNSYLVANIA

DRAWN BY	CHECKED	APPROVED	CADD FILE NAME
MAL			C101.dwg
DATE	SCALE		DRAWING NUMBER
12/13/17	1" 30'		D-17-0090-0236-C101

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
11/1/17 - 11/30/17

Date	SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
November	17-0019-0300		SEO report, admin/filing.			
11/14/2017	17-0019-0473	Z193211	4 Hecktown Rd - 9/20/17 - Replacement sandmound septic system 10/10/17 - Review design, issue permit. **11/14/17 - Scarification inspection PASSED**	$1,225.00	Paid in June	

(4)

Cc: T. Unger 2 copies
SEO Desk

MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

December 8, 2017

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

Gentlemen,

At their December 6, 2017 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors grant the following waiver for the Business Park at Maidencreek Land Development Plan:

- a waiver to Section 190-15.A of the Maidencreek Township Code of Ordinances waiving the requirement of plan scale 1 inch to equal 50 feet. The Developer proposes to use the plan scale of 1 inch to equal 40 feet.

Additionally, the applicant has applied for a special exception to Section 220-39(B)to exceed a gross floor space of 2,000 square feet per unit. The proposed unit will be less than 3,000 square feet. The applicant also requires a variance to section 220-61E (5) to reduce the number of parking spaces from 114 to 97 spaces, to section 220-38(A) impervious cover to correct a typographical mistake and to section 220-61(K)(6) which requires loading zones and loading spaces for each building. The applicant proposes a 32' wide driveway that will allow delivery trucks to park and maintain 20' of cart way for two vehicles to pass each other. The Planning Commission had no objection to the special exception or variances.

If you have any questions, please call me at (610) 926-4920.

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: Stackhouse Bensinger

MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

December 8, 2017

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

Gentlemen,

At their December 6, 2017 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors grant the following waivers for the Berkshire Building Services Land Development Plan:

- a waiver to Section 190-36 of the Maidencreek Township Code of Ordinances waiving the requirement to place monuments. The Developer proposes to place steel pins on all perimeter corners not marked and one concrete monument on the southern property line.
- a waiver to Section 182.17.C(9) of the Maidencreek Township Code of Ordinances waiving reinforced concrete pipe for Basin 2 Outlet. The Developer proposes using high-density polyethylene pipe.

If you have any questions, please call me at (610) 926-4920.

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: Berks Surveying and Engineering Inc.