MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

January 4, 2018

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

At their January 3, 2018 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors pass an ordinance as submitted and reviewed to amend Article XI CR section 220-38 Area and Bulk Regulations Commercial Residential District impervious surface and Article XIX section 220-120.C. Zoning Hearing Board public notice. The draft is attached for your review and possible action at your next meeting January 11, 2018.

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

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: E. Orlando
T. Unger

ORDINANCE NO._____

AN ORDINANCE OF THE TOWNSHIP OF MAIDENCREEK, BERKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S ZONING ORDINANCE MAKING TECHNICAL AMENDMENTS AND ADDRESSING HEARING NOTICES AND PROCEDURES.

WHEREAS on March 11, 2010 the Township of Maidencreek Berks County Pa. (the Township) adopted Ordinance 223 codifying the Township's ordinances (the Township Code);

WHEREAS, on March 27, 2017 the Township adopted ordinance 243 which amended the Township Code by replacing Part II, Chapter 220 with new Chapter 220 which is known as the Maidencreek Township Zoning Ordinance of 2017 as amended" (the Zoning Ordinance);

WHEREAS certain technical amendments and issues have come to light requiring technical amendments and changes;

NOW THEREFORE, in consideration of the above recitals which are hereby incorporated by reference and made part hereof, the Board of Supervisors of the Township of Maidencreek, Berks County, Pennsylvania hereby ENACTS and ORDAINS as follows:

Section 1. <u>Amendment to Article XI CR Commercial-Residential District</u>

Part II General Legislation, Chapter 220, Zoning § 220-38 "Area and Bulk Regulations" is hereby amended under the category of ""Maximum extent of impervious surface" to provide for 35 percent of such coverage under Column two (2) entitled "Commercial uses where both water supply and sewage disposal are on site, or where

either water supply or sewage disposal is provided by an individual on-site system"; and to provide for 45 percent under Column three(3) entitled "Residential and commercial uses(except single-family semidetached dwellings), where both the water supply and the sewage disposal are provided by offsite community or public systems".

Section 2. Amendment to Article XIX Zoning Hearing Board

Part II General Legislation, Chapter 220, Zoning § 220-120. Hearings, subsection C is hereby amended deleting the existing language and replacing it with the following: "C. Public notice, as defined by this Chapter, shall be given for all hearings, and written notice, as defined by Subsection E below shall be given to the applicant, the Zoning Officer, and by first class mail to the owners of all properties within 1,000 feet of the property which is the subject of the hearing, and to any person who has made timely request for the same."

Section 3. Ratification and Repeals

All Ordinances and/or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed in so far, but only in so far as the same are inconsistent herewith, but except as expressly modified herein, the Zoning Ordinance and the Code of Ordinances is hereby ratified and confirmed and shall remain in full force and effect.

Section 4. Severability

The provisions of this Ordinance are severable and if any section, sentence, clause, or part or provision hereof shall be held to be illegal, invalid or unconstitutional by any court of competent jurisdiction such decision of the court shall not affect the remaining sections, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Township of Maidencreek that such Ordinance would have been

enacted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 5. Effective Date

This Ordinance shall become effective five (5) days from the date of adoption.

ORDAINED and ENACTED as an Ordinance by the Board of Supervisors of the Township of Maidencreek, Berks County, Pennsylvania in lawful session duly assembled this ___ day of _____, 2018.

BOARD OF SUPERVISORS OF
MAIDENCREEK TOWNSHIP

_____
Claude Beaver

_____
Joseph E. Rudderow, III

Attest:

_____
Diane Hollenbach,
Township Secretary/manager

_____
Heidi Fiedler

DRAFT