Maidencreek Township Planning Commission

May 6, 2020

Present: Matt Davenport, Jason Bailey, Jim Schoellkopf Jr. Tom Unger – Systems Design Engineering, and Diane Hollenbach – recording secretary

Via Zoom: Randy Hauk, Dave Brown, Gene Orlando – Orlando Law Office, Nick Stoltzfus, Rob Hain

Jim Schoellkopf, Jr. called the May 7, 2020 Regular Meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building.

Approval of the Agenda

A motion was made by Jason Bailey 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 March 4, 2020 meeting minutes as presented. The motion was seconded by David Brown and hearing no questions on the motion, it passed unanimously.

Communications – The Township Planner magazine was sent to each Commissioner.

Public Comments – None.

Business:

Schick Land Development Plan, Ingot Drive, Blandon – Tom Unger of Systems Design Engineering, Inc. (SDE) presented the May 1, 2020 review letter, which was the third review of the Schick Land Development Plans. All zoning and lighting issues have been addressed. Rob Hain stated that the Berks County Conservation District approval of the Erosion and Sedimentation Plan approval is coming. Mr. Unger stated that Systems Design is recommending two storm water waivers to the plan because the storm water for the lot was previously designed to go into a regional basin. That plan allowed for 80% impervious coverage of the lot and the Schick Land Development Plan has 38% impervious coverage of the lot.

A motion was made by Jason Bailey to recommend the Maidencreek Township Board of Supervisors grant a waiver to sections 182-15 Streambank Erosion and 182-16 Stormwater Management Districts in the Maidencreek Township Code of Ordinances. Matt Davenport seconded the motion and hearing no questions, the motion passed unanimously.

Mr. Unger continued with his review stating that a Stormwater Operation and Maintenance

Agreement was needed, the plans must be signed and notarized and Improvements Agreements and financial security provided to the township. Eugene Orlando, Jr. of Orlando Law Offices asked when Dr. Schick would be settling on the property and what type of financial security she would post. If the plan is approved prior to the transfer of title for the property, the release of the plan for recording must occur only when the title is transferred to Dr. Schick. Nick Stoltzfus stated that settlement was cancelled two weeks ago due to the current pandemic situation and it was rescheduled. Mr. Orlando stated that if the property is transferred to Dr. Schick before plan approval, the plan should be changed to indicate that she is owner/developer and Halteman Real Estate removed from the plan. Randy Hauk exited the meeting due to internet issues.

David Brown asked why there was such a discrepancy between the numbers that Systems Design Engineering approved on the cost estimate ($36,300) and the numbers the developer's engineer provided ($19,000). Mr. Unger stated that SDE uses historical numbers they have seen from other developers. Berks Surveying calculations did not include about $7,000 of the soft costs. Mr. Unger explained that the developer's financial security is returned when the project is complete. They are only required to pay for improvement inspections. Rob Hain of Berks Surveying added that his numbers came from contractors that he has worked with.

A motion was made by Matt Davenport to recommend that the Maidencreek Township Board of Supervisors grant preliminary/final plan approval to the Schick Land Development Plan conditional upon completion of the items in the May 1, 2020 Systems Design Engineering, Inc. review letter, which is incorporated by reference, granting of waivers to sections 182-15 and 182-16 of the Maidencreek Township Code of Ordinances and attorney Orlando's comments that the release of the plan for recording must occur only when the title is transferred to Dr. Schick. Jason Bailey seconded the motion and hearing no questions, all members present voted, "Aye." Motion carried.

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Jason Bailey and hearing no questions on the motion, all members present voted, "Aye." Motion carried. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Diane Hollenbach
Recording Secretary