Maidencreek Township Planning Commission

June 3, 2020

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

Via Zoom: Randy Hauk, Gene Orlando – Orlando Law Office,

Guests: Nick Stoltzfus - Descco, Jeremy Hoagland – The Cross Roads Group, Greg Bogia – Bogia Engineering, Steve Moatz - Redner's, Daniel Laudenslayer

Jim Schoellkopf, Jr. called the June 3, 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 Matt Davenport to approve the agenda as presented. The motion was seconded by Jason Bailey 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 May 6, 2020 meeting minutes as presented. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

Communications – The Commissioners were provided a copy of a recent email regarding the burning ordinance.

Public Comments

David Brown, 1484 Ridge Road, Shoemakersville informed the Commission of the arson event that had taken place the previous weekend. He provided a written statement requesting police presence on a nearby closed bridge every Friday and Saturday from dusk until 2 am. The Planning Commission recommended Mr. Brown bring the matter to the Board of Supervisors and the Police.

Business:

Jojaz Preliminary/Final Subdivision Plan

A motion was made by Jason Bailey to accept the Jojaz Preliminary/Final Subdivision Plan for review on June 3, 2020. The motion was seconded by David Brown, and hearing no questions on the motion, it passed unanimously.

Tom Unger of Systems Design Engineering, Inc. presented the June 3, 2020 review letter for the Jojaz Subdivision. The plan is a four-lot subdivision off Maidencreek Road on 24.57 acres with private well and septic. The property is zoned Industrial and each lot in the proposed subdivision will need a land development plan with Environmental Impact Assessment when the owner is ready to develop the lots. A note should be placed on the

plan regarding the need for the Environmental Impact Assessment for each lot as it is developed. Access to the lots will be via a private road. The Commission had concerns about the truck turning movement and the width of the road. The Developer is going to submit a waiver for curb, sidewalk and streetlights. If a waiver is granted, the Township will ask for a note on the plans stating that if Maidencreek Township requires curb, sidewalk or streetlights at any time in the future, the owner will have them installed. Tom Unger stated that an Operation and Maintenance Agreement will be needed for the common areas. Eugene Orlando added that he has a sample from Berks Park 78 in Bethel Township. Nick Stoltzfus from Descco stated they were looking at an Industrial Condo Agreement.

The plan does not add any impervious surface. The project engineer will meet with Systems Design Engineering to discuss stormwater control for the street as well as permitting requirements for earth disturbance. The project is in an Exceptional Value Watershed.

Kopfer Sketch Plan

The plan subdivides a 1.5 acre building lot from a 103-acre preserved farm with access to Hoch Road. Water and sewer would be a private system. The subdivision is permitted but the creation of a flag lot is not permitted. Mr. Laudenslayer argued that flag lots are defined in the Township Zoning Ordinance and nowhere in the ordinance are they addressed. The Planning Commission would support a variance for a flag lot in this case were the owner to go to the Zoning Hearing Board. The other issue of concern is the nitrate easement required. The easement, as shown on the plan, does not address the nitrate plume. The easement must be shown down gradient and would impact adjoining property owner's land.

A motion was made by Matt Davenport to accept the Kopfer Subdivision Plan for review on June 3, 2020. The motion was seconded by Jason Bailey, and hearing no questions on the motion, it passed unanimously.

Redner's Quick Shop Preliminary Plan

A motion was made by Jason Bailey to accept the Redner's Quick Shop and Car Wash Preliminary Land Development Plan for review on June 3, 2020. The motion was seconded by David Brown, and hearing no questions on the motion, it passed unanimously.

The plan redevelops the former Topstar property and the two vacant lots that adjoin it. The combined lot would contain a convenience store, gas pumps and a car wash. The property would have three access points. The parcel is zoned Local Commercial – C-1 and will be connected to public water and sewer. A special exception is needed for the car wash and gas pumps. The current building is an existing nonconforming structure. The developer asked how the Planning Commission would feel about a waiver for sidewalk. The Planning Commission was agreeable to waiving sidewalk requirements on Route 222 but would like to reserve the sidewalk area with a note on the plan in case they are needed in the future. The area behind the store will be one way. The Commission would like pavement marking and signage to direct vehicles. Tom Unger pointed out that the gas tanks block circulation. The developer will look at that. The plan must be submitted to the Maidencreek Township Authority for review and approval. Discussion was had on the low flow channel, existing headwall and the C type inlet. Jason Bailey felt that more was needed for storm water control. The engineer will meet with

Systems Design Engineering to discuss the storm water for the site.

Having no further business, 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 8:34 p.m.

Respectfully Submitted,

Diane Hollenbach
Recording Secretary