Maidencreek Township Planning Commission

July 1, 2020

Present: Matt Davenport, Jason Bailey, Jim Schoellkopf Jr., Randy Hauk, Tom Unger – Systems Design Engineering, Christopher Garrell – Orlando Law Office, and Diane Hollenbach – recording secretary

Via Zoom: Nick Stoltzfus - Descco, Luke Kamp - The Cross Roads Group

Guests: Jeremy Hoagland – The Cross Roads Group, Brian Hess – USPS, Rich Wick

Jim Schoellkopf, Jr. called the July 1, 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 June 3, 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 and a copy of the Redner's Quick Shop and Car Wash variance and special exception.

Public Comments

Brian Hess, Growth Management Analyst for the United States Post Office, discussed centralized delivery for new developments and commercial properties with more than six dwellings or commercial units. Mr. Hess stated that the ideal time to plan mail delivery locations is early in the land development planning stage. Centralized delivery, which is multiple mail delivery from one central point usually contains sixteen mail boxes and two parcel delivery lockers in one unit. Centralized delivery is more secure for incoming and outgoing mail, can hold several days' worth of mail and increases postal carriers' efficiency. There are less obstacles for the carrier to navigate around. A home owners association or a management company typically maintains the boxes and the local post office handles the keys and changing the locks. The U.S. Postal Service sees about one million new delivery locations each year at a cost of $84 per unit ($84,000,000). Centralized delivery will save money. The Planning Commission was concerned with the location of these boxes, having them under cover, aesthetics of the boxes, maintenance, and theft and vandalism. Tom Unger suggested that regulations be included in the improvements section of the Subdivision and Land Development Ordinance. Rich Wick of East Wesner Road, Blandon commented that depending

on the mail box location, an elderly person could have an issue walking to the mail box.

Business:

Jojaz Preliminary/Final Subdivision Plan – Systems Design Engineering, Inc. reviewed revised plans and issued a review letter dated July 1, 2020. There were still a number of storm water issues. The waiver requested for perc testing the non-building lot should be requested from the Pennsylvania Department of Environmental Protection as a non-building waiver. The developer intends to subdivide the property, plan for the road improvements and sell the lots. Each lot will come to the Township for land development. The developer intends that any required Highway Occupancy Permit and the cost of the road improvements would be spread out among all the lots. The Commission was concerned about the existing culvert and the turn radius at Maidencreek Road. The storm water swale was designed for a ten-year storm. It will be redesigned for a twenty-five-year storm. Discussion was held concerning the NPDES permit and new PA DEP regulations. The Jojaz Plan is requesting waivers to Section 190.32.I.2 single access street, section 190.32.L.3 curb and sidewalk. A waiver will be requested for streetlights as well and the standard plan note added if granted. No action was taken on the waivers or the plan but the Planning Commission had no objections to the waivers.

Burning Ordinance – The Commission reviewed the first draft of the burning ordinance. The ordinance addresses two types of fires: contained and open. Recreational fires were included with contained fires, and the definition of contained fires included modern devices. The draft proposed no outdoor fires between 11p.m. and 9 a.m. Some suggestions were to change enforcement to the police department and fire company; eliminate 8 cubic feet of fuel and have a height restriction for the flame instead; change "me" to "may" in the definition of Fixed Outdoor Fireplace; change "bum" to "burn" in Section 88-3(6); and eliminate Section 88-6 since it is redundant. Chris Garrell warned that enforcement is difficult of phrases like, "offensive to the typical person," "reasonable safeguards," and "responsible adult." Chris Garrell also suggested reviewing the defined terms and making sure that they are used as defined in the ordinance. One example was garbage which is defined as animal and vegetable matter resulting from the handling, preparation and consumption of food. Everyone thanked Mr. Hauk for working on the first draft, and he agreed to look at the draft again to make some more changes and rework the sections.

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 8:50 p.m.

Respectfully Submitted,

Diane Hollenbach
Recording Secretary