Maidencreek Township Planning Commission
August 5, 2020

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

Guests: Jeremy Hoagland – The Cross Roads Group, Nick Stoltzfus - Descco, Luke Kamp - The Cross Roads Group, Dr. Melissa Shiner, Teri Myers, Cory Mutter, Logan Gerould

Jason Bailey called the August 5, 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 Randy Hauk to approve the agenda as presented. The motion was seconded by Jim Schoellkopf Jr. and hearing no questions on the motion, it passed unanimously.

Approval of Prior Meeting Minutes

A motion was made by Randy Hauk to approve the July 1, 2020 meeting minutes as presented. The motion was seconded by Jim Schoellkopf Jr. and hearing no questions on the motion, it passed unanimously.

Communications – None.

Public Comments

Teri Myers of 49 Spirit Court, Blandon wanted to discuss the flooding of the Spirit Court properties. Jason Bailey explained that the township experienced an amount of rain that was above any design criteria for storm water. The floodplain is also wide in this area. Diane Hollenbach explained that the residents in attendance for flooding were at the wrong meeting and should attend the Board of Supervisors meeting next Thursday. The Planning Commission only reviews the plans before it and makes recommendations on the plans to the Board of Supervisors.
Corey Mutter of 53 Spirit Court, Blandon and Logan Gerould of 101 Lidia Lane, Blandon were also concerned about the flooding and would attend the Board of Supervisors meeting.

Business

Jojaz Preliminary/Final Subdivision Plan – Systems Design Engineering, Inc. reviewed revised plans and issued a review letter dated August 5, 2020. In review of the plan, it was discovered that the lot width does not meet the requirements in the Zoning Ordinance. Jeremy Hoagland will correct that, and stated it will not impact the plan design. Nick Stoltzfus of Descco Design and Construction asked what items the Planning Commission needs to see for the plan to be recommended for approval to the Board of Supervisors. There is interest from a buyer for lot 1. Tom Unger stated that the review letter isn't changing much from month to month, and

because this plan is a preliminary/final, the Planning Commission does not get another shot at review once approved. They want to see a clean plan. The review letter was gone through item by item. All zoning issues must be addressed. Storm water management comments must be addressed. The Planning Commission had no objections to the waivers for the single access street, elimination of curb, sidewalk and streetlights but these will be acted on when the plan is recommended for approval. Administrative items like deeds, improvements agreements, sealed plans, the storm water operation and maintenance agreement, and financial security can be conditional items when the plan is approved. The developer's engineer should also follow up with the township sewage enforcement officer on soil percolation tests. No action was taken on the plan.

Redner's Quick Shop and Car Wash Preliminary Land Development Plan - Systems Design Engineering, Inc. reviewed revised plans and issued a review letter dated August 5, 2020. Zoning Hearing Board relief was granted. The car wash received a special exception and six stacking spaces are required instead of ten spaces. The Zoning Hearing Board added a condition that the lighting of the property must adhere to the Township Ordinance and no light shall leave the property. The developer's engineer has offered to meet with the only residential neighbor at 5 Lake Shore Drive to discuss lighting and dumpster location. The deed consolidation will be required to be recorded with the plan. A note will need to be added regarding sidewalks. The Erosion and Sedimentation Plan will be submitted to Berks County Conservation District soon. Mr. Bogia stated the developer will comply with storm water, grading and utility comments in the review letter.

Burning Ordinance – Randy Hauk will forward a draft for the September meeting.

Chickens, Duck and Rabbit Ordinance – The Planning Commission had no further input on the draft ordinance revisions.

Having no further business, a motion was made by Randy Hauk to adjourn the meeting. Dr. Shiner of 5 Lake Shore Drive asked if the Redner's Plan was final, and stated that the July minutes were not on the township website. She was also concerned about the property's access points. Jason Bailey explained that the plan must come back to the Planning Commission for further review. All entrances and exits are on state highways and Penn DOT will make all decisions on access to the property. Chris Garrell explained that meeting minutes are not posted until approved at the next month's meeting and July minutes would be posted after this meeting.

The motion was seconded by Jim Schoellkopf, Jr. and hearing no further questions on the motion, all members present voted, "Aye." Motion carried. The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Diane Hollenbach
Recording Secretary

DRAFT