Maidencreek Township Planning Commission

January 7, 2021

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

Guests: Wes Koller – White Star Road, Chris Bolton – White Star Road, Rob Hain – Berks Surveying & Engineering, Inc.

Jim Schoellkopf, Jr. called the January 6, 2021 Reorganization Meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

Election of Officers

A motion was made by Matt Davenport to appoint James Schoellkopf Jr. as Chairman. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Randy Hauk to appoint Matt Davenport as Vice Chairman. The motion was seconded by Jim Schoellkopf, Jr. and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to appoint Jason Bailey as Secretary. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Jason Bailey to adjourn the reorganization meeting. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Jim Schoellkopf, Jr. called the Regular Meeting to order at 7:03 p.m.

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 Randy Hauk to approve the prior meeting minutes as presented. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

Communications – None.

Public Comments and Questions – None.

Business:

Sketch Plan 100 White Star Road Addition – The proposal is for a 24,000 sq. ft. addition onto an existing manufacturing warehouse. Tom Unger of Systems Design Engineering, Inc. presented the review letter dated January 6, 2021 to the Planning Commission. The first item Tom Unger suggested is that the Planning Commission address and determine side yard, front yard and rear yard. The property is a unique shape and has frontage on White Star Road, Blandon Avenue and Chestnut Street. After a lengthy discussion, the Planning Commission felt comfortable with classifying the strip of land along White Star Road as a front yard. The strip of land along the railroad as a side yard. The strip of land along Chestnut Street as a front yard. There will need to be further discussion regarding the strip of land along Blandon Avenue to Chestnut Street. The property is also split into two different zoning districts, Industrial and C-R (commercial-residential). The applicant will need to seek a use variance through the zoning hearing board for use in the C-R district. Tom Unger asked that the next plan submitted should explain which part of the warehouse is manufacturing and which part is for storage. The applicant will need to contact the SEO (sewage enforcement officer) to ensure that the system can handle the addition. Tom Unger suggested contacting the Maidencreek Township Authority as well to possibly hookup to public sewer and public water, especially because there is a sprinkler system that is required for the addition. Tom Unger made Rob Hain aware that storm water is leaving the property and flowing onto a neighboring property and has caused erosion. This should be addressed with the storm water plan when submitted. Jason Bailey asked if the addition would need to be ADA accessible. Yes, it will have to be and have a designated handicap parking spot as well. Tom Unger said he would speak to the Township Manager to check to see if she would be interested in installing a turnaround on White Star Road. Jim Schoellkopf, Jr. suggested Fire Chief, Dan Miller, take a look at the plan and locate fire hydrants nearby due to the chemicals being used.

Approve the 2020 Annual Report – Katelyn Gruber presented the Planning Commission with the 2020 Annual Report and asked for any additions or corrections. Jim Schoellkopf, Jr. asked Katelyn Gruber to include the Chicken, Duck, and Rabbit Ordinance. This will be added and ready to sign for the February meeting.

A motion was made by Jason Bailey to adjourn the meeting. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Katelyn Gruber

Katelyn Gruber
Recording Secretary