Maidencreek Township Board of Supervisors
May 13, 2021
7 P.M.

Attending: Claude Beaver, Heidi Fiedler, David Franke, Tom Unger of Systems Design Engineering, Eugene Orlando, Jr. of Orlando Law Offices, and Diane Hollenbach
Guests: Josh Meck, Donna Culp, Robert Wood, Kim Berger, Lee Turner, Heidi Luckenbill, Michael Berger, Kevin Manmiller, Hank Koch, Jeremy Hoagland, Alex Hughes, Nick Stoltzfus, Eric Bauman, Heather Schoener, Aaron Rogers
Zoom Guests: Debbie Didyoung, Cody Rhoads, Katelyn Gruber, Brad Congelio, Josh Steingrabber, Robert Mitchell

Claude Beaver called the regular meeting to order at 7 p.m. and asked everyone to rise for the Pledge to the Flag.

FLEETWOOD AREA PUBLIC LIBRARY PRESENTATION

Lee Turner thanked the Maidencreek Township Supervisors and the community for their support. She presented letters from patrons and introduced the Where is Forward program that will take place this summer. Circulation was 66,027 last year. There were 12,099 patron visits and 4,481 program attendees. The library completed its move to the first floor making it accessible and visible with designated space for multiple uses. The Board received an annual report.

MINUTES AND TREASURERS REPORT

A motion was made by David Franke to waive the reading of the April 8, 2021 meeting minutes and approve them as presented. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to approve the April 2021 Treasurer's Report and Bill List. Heidi Fiedler stated that she did not receive the extra information she had requested in time and abstained from the vote. Claude Beaver seconded the motion. Hearing no questions on the motion, Claude Beaver and David Franke voted, 'Aye." Heidi Fiedler abstained. Motion passed.

PUBLIC COMMENT

Michael Berger of the Red Knights requested the letter granting permission to hold a motorcycle ride in honor of fallen fire fighter Erik Hirner. The township reiterated that Maidencreek Township needs to be named as additional insured on the certificate of liability insurance. Mr. Berger stated that will cost $260. If the township does not send the approval letter, Mr. Berger stated that Penn DOT will not issue a permit for the ride, and entry fees will need to be refunded and the ride cancelled.

REPORTS

Engineer

Kopfer Subdivision

A motion was made by Heidi Fiedler, seconded by David Franke to accept the land owner engineer's letter extending the review period for the Kopfer Subdivision until September

1, 2021. The land owner is waiting for planning module approval. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Jojaz Subdivision Preliminary Plan - The plan calls for redeveloping the 25-acre industrial site by subdividing it into four lots. Three lots will be building lots and the fourth lot will hold the stormwater basin. The existing road will be used and the second entrance is an emergency egress for the cul-de-sac. Heidi Fiedler questioned why the emergency access was not being used as a second ingress/egress. Diane Hollenbach explained that when Custom Milling and Consulting was developing the front of the parcel, Penn DOT would not issue a Highway Occupancy Permit for the second access point because of line-of-sight issues caused by a high-tension electric pole and only would permit the second entrance as an emergency egress. Tom Unger added that the road and stormwater facilities would be maintained by an association. Nick Stoltzfus of DESCCO Construction stated the lots would be developed with light industrial uses. Heidi Fiedler asked how the trucks would turn around. Mr. Unger stated that turning templates were used and trucks would be able to make the turn. David Franke asked what the hours of usage would be. Nick Stoltzfus stated hours would be daylight during the work week.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-32.I.2 for the Jojaz Subdivision Preliminary Plan to allow a single access street. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-32.L.3 for the Jojaz Subdivision Preliminary Plan to not require curbs and sidewalks. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by Heidi Fiedler to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-32.L.5 for the Jojaz Subdivision Preliminary Plan to not require streetlights conditional upon streetlights being included in the land development plan. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant preliminary plan approval to the Jojaz Subdivision Preliminary Plan conditioned upon satisfaction of the May 13, 2021 Systems Design Engineering, Inc. review letter, which is incorporated by reference. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Titan C Preliminary Plan – Mark Stabalesky of Spotts, Stevens and McCoy explained that Giorgi Mushroom is working with Penn DOT to obtain Highway Occupancy permits for all the entrances to its facility on Park Road, which includes evaluating the need for a left turn lane on

Park Road. Giorgi Mushroom is requesting the Highway Occupancy permit be a condition of occupancy instead of plan approval. David Franke asked how many people the new facility will employ. Kevin Manmiller stated twenty. There will be some additional internal traffic but not external traffic. The Titan C project is new grow technology that makes it easier to harvest mushrooms ergonomically and double the yield. Heidi Fiedler questioned the facility's odor, if there was any effort to reduce odor with the new building, and the make-up of the mushroom compost. Mr. Manmiller explained that the compost used in Titan C is made in the Tunnels and is comprised of horse manure, chicken manure, corn cobs, leaves and gypsum. The new building will use phase 2 compost that has no odor. The odor is generated when making phase 1 compost on the wharf. Claude Beaver asked if the security lighting would have cut offs. Mr. Manmiller stated that they will.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-14.A(3) plan scale for the Giorgi Mushroom Company Preliminary Land Development Plan. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-16.B profile scale for the Giorgi Mushroom Company Preliminary Land Development Plan. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-16.I water resource study for the Giorgi Mushroom Company Preliminary Land Development Plan. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 190-33.A(5) driveway width of 24 feet instead of 25 feet for the Giorgi Mushroom Company Preliminary Land Development Plan. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant a waiver to the Maidencreek Township Code of Ordinances Section 186-47.B(3)(b)1 security lighting be allowed on between 11 p.m. and dawn when the facility is in operation for the Giorgi Mushroom Company Preliminary Land Development Plan. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant preliminary land development plan approval to the Giorgi Mushroom Company Preliminary Plan conditioned upon satisfaction of the April 7, 2021 Systems Design Engineering, Inc. review letter, which is incorporated by

reference. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to allow the final plan to be recorded prior to receipt of the Penn DOT Highway Occupancy Permit with the Penn DOT HOP being required prior to a certificate of occupancy being issued for the use of the building. Claude Beaver seconded the motion. Hearing no questions on the motion, David Franke and Claude Beaver voted, "Aye." Heidi Fiedler voted, "No". Motion passed 2 to 1.

100 White Star Road Zoning Hearing – The hearing was held April 29, 2021 and the relief granted.

Redner's Quick Shop and Car Wash – A court date has not been set for the appeal to the Zoning Hearing Board's decision on lighting.

Schwab Dental Addition Final Plan – No action for the Board to take this evening.

2021 Road Work – Bids will be opened June 3, 2021.

W Walnut Tree Drive Stream – Tom Unger stated that the permit process is underway. Wetlands are being surveyed and a PNDI search was done. Hydraulic modeling is happening now. Heidi Fiedler presented pictures of stream erosion and sedimentation and wanted to expand the scope of the project up stream through the Township open space to the hard turn on East Wesner Road. She had spoken to Congressman Meuser and there is grant money for projects like this. Claude Beaver commented that you can not change a stream. The Community Park stream is a good example. There will be a legacy cost to anything we do and part of the stream is on private property. Tom Unger suggested that permitting could be completed from East Wesner Road to W Walnut Tree Drive and to let the funding dictate how much of the project is done. He estimated it could take nine months to receive the permit to move, dredge and reinforce the stream wall.

Claude Beaver stated he does not approve of working on private property and that the motion last month approved the work at the bridge. Dave Franke asked who would perform the work. Tom Unger stated the project would need to be bid. Mr. Unger stated that the erosion deposited at the bridge contributes to flooding but this won't remedy the flooding. The project will protect the culvert and the road. Dave Franke stated that if the ultimate problem is the Route 73 bridge, we should look at that. Diane Hollenbach asked if the Board was including the Garcia property, Supervisor Fiedler's property and Township property in the project scope.

A motion was made by Heidi Fiedler to authorize the engineer to apply for a permit for stream restoration on the Garcia property and the Maidencreek Township property, excluding Heidi Fiedler's property. David Franke seconded the motion. Heidi Fiedler and David Franke voted, "Aye." Claude Beaver voted, "No." Motion passed 2-1. Dave Franke wanted it made clear that he is not approving the work only the permit.

Parking Study

A motion was made by Heidi Fiedler to authorize the manager to sign the engineering and traffic study for no parking along Route 222 and authorize its submittal to Penn DOT. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Redner's Quick Shop and Car Wash Highway Occupancy Permit Application

A motion was made by David Franke to authorize the manager to sign the Penn DOT application for a highway occupancy permit for storm water from the Redner's Quick Shop Land Development Plan which connects to the township storm water system. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Berkshire Building Services Warehouse Expiration of the 18 Month Maintenance Period – Mr. Unger reported that a punch list of items that needs to be addressed has been generated and the property owner is working on it. The Board will wait for the items to be completed before entertaining a motion to return the developer's improvement financial security.

Route 222 Round About Update and Question – Penn DOT intends to put stone in the center islands instead of concrete and would still like the township to maintain it and have plantings in the center to obstruct headlight glare. The Board was not interested in reconsidering maintaining the roundabouts. Diane Hollenbach updated the Board on the traffic pattern on Genesis Drive. Penn DOT was proposing two entry points into the roundabout from Genesis Drive, with one having to yield to the other. After discussion with Penn DOT, it was decided to keep the current lane on Genesis Drive going into the roundabout and block off the proposed additional lane with curbing and grass.

Solicitor

Countywide UCC Appeals Board – Eugene Orlando of Orlando Law Office explained that Berks County has asked for a new agreement and new fee structure for municipalities that wish to continue participating in the Countywide UCC Appeals Board.

A motion was made by David Franke to adopt Resolution 21-2021 authorizing the township to enter into an intergovernmental cooperation agreement and participate in the Berks County Uniform Construction Code Board of Appeals. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Manager

A motion was made Heidi Fiedler to increase the hourly rate for summer help to $12 per hour. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

BUSINESS

Ehrlich Contract – The Board tabled a decision and asked for an alternative to products that contain glysophate.

Park and Recreation Board Appointee – The two candidates introduced themselves to the Board. Eric Bauman would like to stay involved. He has met a lot of nice people. The parks have come a long way and he would like to help them remain in good operating order. He uses the Community Park and the Cornerstone Drive Park. Heidi Fiedler asked if he had any ideas for improvements. Mr. Bauman thought the large grass field should be utilized more and the lower ballfield at the Community Park could be improved for younger children. Aaron Rogers is a new resident who would like to become active in the community. He has a daughter on the way and would like to see the Community Park kept nice. He saw his previous township let a park go. Mr. Rogers wanted to see more activities for children. David Franke asked with a new baby on the way if he would have time to dedicate to the Park and Recreation Board. Mr. Rogers felt that he would.

A motion was made by Heidi Fiedler to appoint Aaron Rogers to the Park and Recreation Board with a term expiring December 31, 2024. The motion died for a lack of a second.

A motion was made by David Franke to appoint Eric Bauman to the Park and Recreation Board with a term expiring December 31, 2024. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Truck Financing

A motion was made by David Franke to complete the financing application for Tompkins Vist Bank in the amount of $90,113 for the 2021 Ford F550 chassis from Manderbach Ford with upfit from Levan Truck Body at an interest rate of 2.54%. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Yard Waste Drop Off Site – Diane Hollenbach explained that Jojaz Properties LLC has proposed to give the township Lot 4 of their subdivision. Lot 4 currently houses the yard waste drop off for the township. Upon development of the property, Lot 4 will also contain the storm water basin and the entrance to the business park. If the township accepts the lot, they will become a part of the association responsible for maintenance of the storm water and the road. The Supervisors felt it was best to relocate the drop off site to a township property. Dave Zwicky stated he is willing to work with the township and provide boxes for the yard waste and pick them up when full.

A motion was made by Heidi Fiedler to authorize the solicitor to prepare an agreement for the present drop off site for the next year. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Resolution Honoring Ruth Manmiller

A motion was made by David Franke to adopt a resolution honoring Ruth Manmiller upon her retirement after thirty years of service. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Mower Proposal

A motion was made by David Franke to authorize the purchase of a Ferris 60-inch Zero Turn Mower for $12,233.00 to replace the 2003 diesel mower and the 2007 gas Exmark Zero Turn. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Tax Collector Space in Municipal Building – The Board discussed making space in the municipal building for the tax collector in 2022. Areas of concern were storage of files and people dropping taxes off when the collector was not present.

Request to Plant Trees in Township Open Space – The resident at 29 Spirit Court, Blandon requested to plant arborvitae in the township open space behind the home. The Board agreed that the homeowner could plant trees from the wetland plant list. The manager was instructed to supply the homeowner with the list of plants that can be planted in a wetland.

Having no further business, a motion was made by David Franke to adjourn the May 13, 2021 meeting of the Maidencreek Township Board of Supervisors. Heidi Fiedler seconded the motion. Meeting adjourned at 9:15 p.m. An executive session was held after the meeting from 9:15 to 10 p.m. for personnel.

Respectfully submitted,
Diane Hollenbach