Maidencreek Township Planning Commission
August 2, 2023

Present: Jim W. Schoellkopf, Jr; Dave Brown; Randy Hauk, Matt Davenport, Christina Hafer, Township Secretary, Ty Leinneweber, Engineer.

Guests: Scott Miller, Spotts, Stephens & McCoy; Larry Grybosky, C2C Design Group and Robert Hain, Berks Surveying.

Jim W. Schoellkopf, Jr. called the August 2, 2023, Meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. at the Maidencreek Township Municipal Building and recited the Pledge of Allegiance.

Matt Davenport motioned to amend the August 2, 2023, agenda adding Zoning for Rear Porch Awning. The motion was seconded by Randy Hauk and hearing no question on the motion, it passed unanimously.

APPROVAL OF THE JUNE 7, 2023, MEETING MINUTES
A motion was made by Randy Hauk to accept the minutes for June 7, 2023. The motion was seconded by Matt Davenport and after hearing no questions on the motion, the motion carried.

COMMUNICATIONS
Possible Zoning Amendment for Rear Porch Awnings.
The Commission discussed a permit application that was rejected for constructing an outdoor awning that was rejected. The Commission considered whether a zoning amendment would be appropriate in this homeowner's case and concluded that it should go through the Zoning Hearing Board for approval and not receive a zoning amendment.

Matt Davenport made a motion not to amend the zoning for Rear Porch Awnings. The motion was seconded by Randy Hauk and after hearing no questions on the motion, the motion carried.

PUBLIC COMMENTS
There were no public comments.

REVIEW OF SKETCH, PRELIMINARY AND FINAL PLANS

Review of 107-109 West Wesner Road Subdivision Plan
Rob Hain of Berks Surveying discussed with the Board its variance and waivers for the 107-109 West Wesner Road Subdivision Plan, explaining the reasons for the variance's approval and the requested waivers.

Dave Brown made a motion to approve the Curb Waiver sections 190/32L3 for 107-109 West Wesner Road Subdivision Plan. The motion was seconded by Randy Hauk and after hearing no questions on the motion, the motion carried.

Randy Hauk motioned to approve the Sidewalk Waiver section 190/34 for 107-109 West Wesner Road Subdivision Plan. The motion was seconded by Dave Brown and hearing no questions on the motion, the motion carried.

Dave Brown motioned to approve the Monuments section 190/36 for 107-109 West Wesner Road Subdivision Plan. The motion was seconded by Randy Hauk and after hearing no questions on the motion, the motion carried.

Matt Davenport motioned to recommend approval of the Subdivision Plan subject to the SDE Letter on July 24, 2023, and the official Zoning Hearing Board decision. The motion was seconded by Randy Hauk and after hearing no questions on the motion, the motion carried.

8500 Allentown Pike Sketch Plan Review

Scott Miller of SSM Group discussed possible development options for the sketch plan for 8500 Allentown Pike being retail office use with the Commission. The Commission discussed parking and possible variances needed from the Zoning Hearing Board. The Commission had questions about the review letter pertaining to the single-street access, with emphasis on emergency vehicles. Mr Leinneweber stated they will have to meet the water and sewer authority's requirements as well as NPDES permits, zoning, and SALDO.

Crossing at Maidencreek Land Development Plan

Larry Grybosky, Project Manager for C2C Design Group, discussed for the Planning Commission the Fee-in-Lieu of land dedication. The Commission disagreed with the fee-in-lieu option and recommended the open space for open space dedication. Mr. Leinneweber discussed with the Commission the stormwater management, maintenance agreement, and the basin at the lot.

NEW BUSINESS

Review Proposed Stormwater Management Ordinance Updates

Ty Leineweber reviewed the revisions and updates to the Stormwater Management Ordinance to meet the DEP requirements for the MS4 report with the Board.

Randy Hauk motioned to move the Proposed Stormwater Management Ordinance Updates made by SDE to the Board of Supervisors for review. The motion was seconded by Dave Brown and after hearing no questions on the motion, the motion carried.

A motion was made by Randy Hauk to adjourn the meeting. The motion was seconded by Dave Brown and after hearing no questions on the motion, the motion carried.

The meeting was adjourned at 9:02 p.m.

Respectfully Submitted,

Christina L. Hafer
Township Secretary