Maidencreek Township Planning Commission
June 5, 2024

Attending: James Schoellkopf Jr., Matt Davenport, Randy Hauk, Gavin Milligan, Aaron Rogers, Pamela Stevens of Systems Design Engineering, Inc., Diane Hollenbach, Secretary/Treasurer

Guests: David Wolfson

Mat Davenport called the June 5, 2024, regular 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.

Approval of the Agenda

James Schoellkopf, Jr. made a motion to approve the agenda. Gavin Milligan seconded and hearing no questions on the motion, it passed unanimously.

Approval of Meeting Minutes

Randy Hauk made a motion to approve the May 1, 2024, meeting minutes as presented. James Schoellkopf, Jr. seconded and hearing no questions on the motion, it passed unanimously.

Communications – Diane Hollenbach informed the Commission the Joint Comprehensive Plan update would begin in October.

Public Comment – None

Subdivision and Land Development Status Report & Plan Reviews - All plans are current. The Crossing at Maidencreek Plan is still working on obtaining a sewer easement. There are no other active plans.

11 Ingot Drive, Blandon Variance and Special Exception.

Randy Hauk made a motion to recommend the Board of Supervisors send a letter of support to the Zoning Hearing Board on behalf of the variance and special exception application for 11 Ingot Drive, Blandon with the condition that there be no boarding of animals unless related to a veterinary service or post-surgery recovery. Gavin Milligan seconded and hearing no questions on the motion, it passed unanimously.

Business

Solar Ordinance – Pamela Stevens stated that comments were received from the Berks County Planning Commission. She will update the ordinance and bring a revised draft to the August 7th Planning Commission meeting.

Zoning Regulations – Pamela Stevens discussed the changes that were made to the ordinance - new definitions, removing wholesaling from flea markets and increasing the allowed height of a warehouse to fifty feet. The solicitor sent an email explaining that the removal of warehouses from C2 zoning is problematic as it makes existing warehouses non-conforming. Pamela Stevens

will look at additional conditions for warehousing in C2 or modification to the Zoning Ordinance section on nonconforming uses. Mr. Schoellkopf suggested maybe a condition be that warehouse property must abut Route 222.

Having no further business, James Schoellkopf, Jr. made a motion to adjourn the June 5, 2024, Maidencreek Township Planning Commission meeting. Randy Hauk seconded the motion and hearing no questions on the motion, it passed unanimously. The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Diane Hollenbach
Manager