Maidencreek Township Planning Commission
September 4, 2024

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

Guests: Dan Laudenslayer and Rob Hain of Berks Surveying Engineering.

Matt Davenport called the September 4, 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. Randy Hauk seconded and hearing no questions on the motion, it passed unanimously.

Approval of Meeting Minutes

Randy Hauk made a motion to approve the August 7, 2024, meeting minutes with the corrected spelling of Matt Davenport's name. James Schoellkopf, Jr. seconded and hearing no questions on the motion, it passed unanimously.

Communications – None

Public Comment – None

Subdivision and Land Development Status Report & Plan Reviews

Acceptance of the Heeby's Surplus Land Development Plan.

James Schoellkopf, Jr. made a motion to accept the Heeby's Surplus Land Development Plan. Randy Hauk seconded and hearing no questions on the motion, it passed unanimously.

Recommendation regarding withdrawal of the Jojaz Subdivision Plan.

The Commission and Dan Laudenslayer discussed the withdrawal of the Jojaz Subdivision Plan. The new owner does not wish to subdivide the property.

Randy Hauk made a motion to recommend the Board of Supervisors accept the withdrawal of the Jojaz Subdivision Plan. Aaron Rogers seconded and hearing no questions on the motion, it passed unanimously.

Recommendation regarding a request for a time extension for the submittal of the Jojaz Land Development Final Plan until December 13, 2024.

James Schoellkopf, Jr. made a motion to recommend the Board of Supervisors accept the time extension for the submittal of the Jojaz Land Development Final Plan until December 13, 2024. Randy Hauk seconded and hearing no questions on the motion, it passed unanimously.

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Review of the Estate of Gloria Gerhard Final Subdivision Plan.

Dan Laudenslayer presented plans for the Gloria Gerhard Final Subdivision Plan to the Commission. The Commission discussed the review letter from SDE. Mr. Laudenslayer will also be attending the Perry Township meeting. Once approved Maidencreek Township will need one plan.

James Schoellkopf, Jr. made a motion to recommend the Board of Supervisors grant final plan approval to the Estate of Gloria Gerhard Subdivision Plan contingent upon completion of the items in the August 30, 2024, Systems Design Engineering review letter, which is incorporated by reference. Aaron Rogers seconded and hearing no questions on the motion, it passed unanimously.

Review of the Heeby's Surplus Land Development Plan.

Rob Hain of Berks Surveying and Engineering is working with Kevin Heebner to expand the facility replacing existing storage trailers with a new commercial building for storage and office space. The impervious coverage will not be affected by the new construction and plan to remove the house and garage and eliminate that access point for that driveway. The Commission asked for special access and signage posted on a locked Emergency Gate with a Knox Box off of West Wesner Road with paved access which will be on the plan. Mr. Hain went over the letter dated August 30, 2024, with the Commission and Pamela Stevens including the new lighting plan, location for storage of solid waste, and SALDO. The proposed sanitary sewer lateral was discussed with Maidencreek Township Authority using an existing sewer lateral from another house that was on the property. Maidencreek Township Authority will have to approve the lateral connection to the main in West Wesner Road before Final Plan approval by Maidencreek Township. The Commission discussed the accessibility of a fire truck accessing the emergency entrance on West Wesner Road by increasing the radius on the left side of the entrance to have more space for the ladder truck. The retaining wall will be approximately six feet tall using precast metal blocks. Pamela Stevens stated noting on the plans that the retaining wall designs and plans be provided as part of the building permit application. They discussed requiring the Conservation District's approval. Diane Hollenbach will follow up with the Fire Chief on the emergency exit and is still waiting for the Berks County Planning Commission's letter.

The Commission discussed the waiver requests that Heeby's is asking for relief from three requirements.

Randy Hauk motioned to recommend the Board of Supervisors grant waiver §190-22 combining preliminary and final plan submission and reviews. Aaron Rogers seconded the motion and hearing no questions on the motion, it passed unanimously.

Randy Hauk motioned to recommend the Board of Supervisors grant waiver §190-32.L(3) and §190-34 regarding curbs and sidewalks. Aaron Rogers seconded the motion and hearing no questions on the motion, it passed unanimously.

James Schoellkopf, Jr. made a motion to recommend to the Board of Supervisors grant waiver §190-36 requirement to provide monuments due to steel pins are currently proposed for all unmarked areas. Randy Hauk seconded the motion and hearing no questions on the motion, it passed unanimously.

Business

Diane Hollenbach proposed the Christmas Luncheon be on Friday, December 20, 2024, from 10:00 am to 2:00 pm.

Having no further business, James Schoellkopf, Jr. made a motion to adjourn the September 4, 2024, Maidencreek Township Planning Commission meeting. Randy Hauk seconded the motion and hearing no questions on the motion, it passed unanimously. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Christina Hafer
Recording Secretary