Maidencreek Township Planning Commission
November 6, 2024

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

Guests: Daniel Laudenslayer and Ron Hain of Berks Surveying Engineering.

Matt Davenport called the November 6, 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.

Matt Davenport stated the Planning Commission did not have a meeting in October 2024.

Approval of the Agenda

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

Approval of Meeting Minutes

Gavin Milligan made a motion to approve the September 4, 2024, meeting minutes Randy Hauk seconded, and hearing no questions on the motion, it passed unanimously.

Communications – Diane Hollenbach said the Commission had a survey for the Joint Comp Plan and anyone may go on the Internet to complete it. She also said that there is a sketch plan from the owner of 8472 Allentown Pike who is looking to subdivide into three lots.

Public Comment – None

Subdivision and Land Development Status Report & Plan Reviews

Action on Crossing at Maidencreek Review Period expiring December 4, 2024.
James Schoellkopf, Jr. said they are not budging on the sewer easement. Diane Hollenbach spoke to Patrick Donovan, Maidencreek Township Authority about them not being close to getting an answer on the sewer system.

James Schoellkopf, Jr. made a motion to accept the Crossing at Maidencreek time extension on February 14, 2025. Randy Hauk seconded and hearing no questions on the motion, it passed unanimously.

Review and Action on Heeby's Surplus Preliminary Final Plan expiring on December 3, 2024.
Rob Hain went over the review letter from SDE discussing guidance from the Commission on the landscaping, and sewer connection change tying into the current lateral with conditional approval from the Authority. The Authority requests the existing lateral video and is waiting to see if additional EDUs will need to be purchased.

James Schoellkopf, Jr. made a motion to recommend the Board of Supervisors accept Heeby's Surplus Preliminary Final Plan subject to the conditions stated in the November 1, 2024, SDE review letter. Gavin Milliagan abstained from voting. Randy Hauk seconded and hearing no questions on the motion, it passed unanimously.

Review and Action on Jojaz Final Plan.

Daniel Laudenslayer showed the Commission the revised Land Development Plan including stormwater management. Mr. Laudenslayer discussed with the Commission the demo of some buildings, impervious areas, parking, proposed use, and steep slopes. They also discussed the NPDES permit and easements and said they plan to start building in March/April 2025. Diane Hollenbach recommended they ask the Board of Supervisors to waive section 190-29 in the zoning ordinance and explained the process. Pamela Stevens discussed the shared access agreement with Mr. Laudenslayer and the Commission.

Randy Hauk made a motion to recommend the Board of Supervisors accept the time extension for the submittal of the Jojaz Land Development Final Plan until February 10, 2025. James Schoellkopf, Jr. seconded and hearing no questions on the motion, it passed unanimously.

Gavin Milligan motioned to recommend the Board of Supervisors waive the abbreviated plan in section 190-29 in the zoning ordinance. Randy Hauk seconded the motion and hearing no questions on the motion, it passed unanimously.

The Commission continued the discussion on the steep driveways, lighting with wall packs around the building, and working with the Conservation District. Pamela Stevens said they will be looking for a modified re-submission.

Business

Solar Ordinance

Pamela Stevens said Berks County reviewed the ordinance with the letter recommending amending parts of the ordinance. This included Special Intensive Activities District and Special Intensified Agricultural clarification, sign regulations, soil information clarification, including maps for agricultural security areas, soils map, and conservation easements. The Commission continued the discussion on how to control what is being generated from a solar farm, removing "Economic Development Areas" and guidelines for provisions to encourage the use of solar energy and agriculture together. Ms. Stevens stated they would have Eric Frey make the revisions that were discussed.

A motion was made by James Schoellkopf, Jr. recommending the Board of Supervisors to adopt the Solar Ordinance with the changes discussed. Gavin Milligan seconded the motion and hearing no questions on the motion, it passed unanimously.

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Discuss changing the 2025 Meeting Dates.
The Planning Commission agreed to change the meeting date to the fourth Wednesday of the month.

Update on the Joint Comprehensive Plan meeting.
Gavin Milligan and James Schoellkopf, Jr. attended the meeting. The meeting discussions were about introductions, timelines, and a survey for the public to help them focus on topics.

The Planning Commission discussed the housing crisis and various issues that could impact the community.

Having no further business, Randy Hauk made a motion to adjourn the November 6, 2024, Maidencreek Township Planning Commission meeting. Gavin Milligan seconded the motion and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Christina Hafer
Recording Secretary