Maidencreek Township Planning Commission
February 26, 2025

Attending: 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

Matt Davenport called the February 26, 2025, regular meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building.

REORGANIZATION OF THE PLANNING COMMISSION

A motion was made by Gavin Milligan to appoint Matt Davenport as chairman. The motion was seconded by Randy Hauk, and after hearing no questions on the motion, it passed unanimously.

A motion was made by Gavin Milligan to appoint Randy Hauk as vice-chairman. The motion was seconded by Aaron Rogers, and after hearing no questions on the motion, it passed unanimously.

Matt Davenport closed the Reorganization of the Planning Commission and called the February 26, 2025, meeting of the Maidencreek Township Planning Commission to order at 7:02 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA AND MINUTES

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

Matt Davenport made a motion to approve the November 6, 2024, meeting minutes. Randy Hauk seconded, and hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS

Diane Hollenbach stated that the Gerhard Plans are here and ready for signatures. The Heeby's Plan is signed and ready for pickup. The new Township Authority manager, Nicolas Volk, proposed the Water Authority wellhead protection ordinance, which will be on the next agenda for the March meeting.

Gavin Milligan stated he abstained from Heeby's Surplus Preliminary Final Plan motion on the November 6th meeting minutes for correction.

PUBLIC COMMENTS

No public comments.

SUBDIVISION & LAND DEVELOPMENT STATUS REPORT & PLAN REVIEWS

Pamela Stevens stated that the Deerfoot Winery planning module was rejected by DEP and requires them to do a hydro study for the proposed tasting room.

Specialty Rigging/Jojaz Plan Review – Recommendations to Supervisors

Daniel Laudenslayer and the Planning Commission discussed the waivers, the 80-scale plan, Truck circulation, the safety of fire trucks with the steep slopes, the width of the road, and the truck circulation plan. They also discussed the lighting and vegetation. Mr. Laudenslayer said he had an NPDES permit. The Commission asked for a profile of the steep part of the driveway and revised plans to be submitted. The NPDES permit expires in May 2025.

A motion was made by Randy Hauk to approve the waiver for SALDO section 190.14 A2 to allow a plan scale of one inch equals 80 feet. Aaron Rogers seconded the motion, and hearing no questions on the motion, it passed unanimously.

BUSINESS

Consideration/Recommendation of the Solar Ordinance

Pamela Stevens said the Berks County Planning Commission had comments and Eric Frey updated the ordinance. The intent of the ordinance was not changed, just some wording.

Consideration/Recommendation of the Zoning Ordinance Amendment

The Commission discussed the amended warehouse in the C-2 district, including the maximum height with the parapet, due to emergency equipment access, and recommended 45 feet maximum. Diane Hollenbach said the Wolfson Group asked if the maximum building coverage would be changed to 35% in case of a total loss of a building.

Gavin Milligan motioned to recommend that the Board of Supervisors adopt the C-2 zoning district ordinance for the warehouse with consideration of revisions discussed. Randy Hauk seconded the motion, and hearing no questions on the motion, it passed unanimously.

Authorization to send the Planning Commission Annual Report to the Board of Supervisors

Randy Hauk motioned to authorize the submission of the Planning Commission Annual Report to the Board of Supervisors. Gavin Milligan seconded the motion, and hearing no question on the motion, it passed unanimously.

ADJOURNMENT

Having no further business, Randy Hauk made a motion to adjourn the February 26, 2025, 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 8:16 p.m.

Respectfully submitted,

Christina Hafer
Recording Secretary