Maidencreek Township Planning Commission
June 25, 2025

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

Guests: Kevin Manmiller, Chuck Frantz, Chris Brasler

Mat Davenport called the June 25, 2025, 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

Jim 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

Gavin Milligan made a motion to approve the May 28, 2025, meeting minutes as presented. Aaron Rogers seconded, and hearing no questions on the motion, it passed unanimously.

Communications – None.

Public Comment – None.

Business

8380 Allentown Pike Sketch Plan – Chuck Frantz explained that the fuel pump was shifted toward Route 222, and there are twenty feet from the edge of the canopy to the curb. A variance will be needed for the fuel pumping. Access will need Penn DOT HOP approval. The access on Route 72 closest to Route 222 was reduced to thirty feet wide and will be an entrance only. The circulation pattern was cleared up with arrows. Pamela Stevens asked for the turning movements of fueling trucks, fire trucks, and delivery trucks, as the site is very tight. The catering business operates weekly in November and December. There are ten to twelve events the rest of the year. Usually, attendance is about fifty people. Zoning relief will be sought for a catering establishment and the size of four parking spaces. A conditional use will also be needed for the mini market. The parking requirement in the ordinance for fueling stations is one space per pump and four spaces for each island. There will be six pumps and four spaces. Zoning relief may be needed. There are twenty-four spaces for the mini market. The location of the underground fuel tank is still being discussed.

8688 Allentown Pike Subdivision – Representatives from Kimly Horn, Justin Moceri, and Emily Scaletta introduced the 8688 Allentown Pike Subdivision, which subdivides the parcel into two commercial and one residential parcel. Pamela Stevens cautioned that for future commercial development, the zoning ordinance restricts each commercial lot to no more than a combined

total of 25,000 square feet of building footprint. The Penn DOT scoping review on future commercial development restricts access to Route 222. The Maidencreek Township Authority has waived their review of the plan since no development is proposed at this time. The waiver request for right-of-way relief on Schaeffer Road was withdrawn.

Jim Schoellkopf, Jr. made a motion to recommend that the Board of Supervisors grant a waiver to section 190-24.A to allow the plan to proceed as a preliminary/final plan. Gavin Milligan seconded, and hearing no questions on the motion, it passed unanimously.

Gavin Milligan made a motion to recommend that the Board of Supervisors grant preliminary/final plan approval to the 8688 Allentown Pike Subdivision Plan, conditioned upon satisfaction of the items in the June 20, 2025, Systems Design Engineering, Inc. review letter, which is incorporated by reference, and any subsequent comments that arise from subsequent review. Jim Schoellkopf, Jr. seconded, and hearing no questions on the motion, it passed unanimously.

Source Water Protection Ordinance – The commission will review at the next meeting.

Comments from the Commission – Matt Davenport read his letter of resignation into the record and asked for a motion to have the letter included in the minutes.

Randy Hauk made a motion to include the letter of resignation in the minutes. Aaron Rogers seconded, and hearing no questions on the motion, it passed unanimously.

Having no further business, Jim Schoellkopf, Jr. made a motion to adjourn the June 25, 2025, Maidencreek Township Planning Commission meeting. Randy Hauk seconded the motion, and hearing no questions on the motion, it passed unanimously. Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Diane Hollenbach
Manager

June 25, 2025

Maidencreek Township Board of Supervisors
1 Quarry Road
PO Box 319
Blandon, PA 19510

To the members of the Board of Supervisors,

I have had the honor of serving my fellow residents on the Township Planning Commission for 14-1/2 years. During this time, our municipality, as well as our society, has experienced change at a faster rate than any time in recent history. Our farming community in Northeast Berks County is evolving as city limits press northward and the need for housing, and commerce to support it continue to knock at our doorstep. I have had the opportunity to serve with some outstanding members of our community; namely, Dave Brown, who always encouraged me to think outside of the box, and Jim Schoellkopf, who I admire for his tireless community service. My input on this Board grew over time as I found my voice in the forest of tall trees. Now my branches have grown strong, providing shade for the new crop of public servants who are setting their roots in service.

My desire to help and serve others was fostered by my childhood in Scouting. The Obligation of the Scouting's Order of the Arrow calls "to be unselfish in service and devotion to the welfare of others." I have led by example; whether serving the Fleetwood Youth Soccer Club, Fleetwood Area Baseball Association, Blandon Boy Scout Troop 183, or the Fleetwood Area School District Board of Directors, so my children would learn the importance of service.

Twelve years ago, I started a new career path when given the opportunity to become a Building Code Enforcement Officer with a local consulting firm. This position has provided opportunity for me to serve in more than twenty-five different municipalities in Berks and surrounding counties. My professional responsibilities have never clouded my judgment with respect to my personal responsibilities. For personal reasons, I submit this letter of resignation from my service to the Maidencreek Township Planning Commission, effective July 1, 2025.

Respectfully,

Matt Davenport, Chairman
Maidencreek Township Planning Commission