Maidencreek Township Planning Commission
September 24, 2025

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

Randy Hauk called the September 24, 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. Gavin Milligan seconded, and hearing no questions on the motion, it passed unanimously.

Approval of Meeting Minutes

Gavin Milligan made a motion to approve the June 25, 2025, meeting minutes as presented. Jim Schoellkopf, Jr. seconded, and hearing no questions on the motion, it passed unanimously.

Communications – Diane Hollenbach asked the Commissioners how they preferred to view the Township Ordinance Book – online or paper format. All will view it online.

Public Comment – None.

Subdivision and Land Development Status Report

There have been no updates to the 8380 Allentown Pike Sketch Plan. Diane Hollenbach updated the Commission on a meeting held with Penn DOT about future commercial development along Route 222 and the impact on the Schaeffer Road round about. Penn DOT is not able to comment on access points for commercial properties until an approvable plan is before the township.

Business

Source Water Protection Ordinance – The commission reviewed the draft ordinance. Eric Frey added several definitions. Zone I-II-III is also sometimes referred to as A-B-C (page 4). For consistency, the Commission prefers using Zone I-II-III. Zone III is mostly outside the township and is not part of the enforcement area in the ordinance. Section 214-22 and 214-23 should be alphabetized.

Cemeteries were discussed since two cemeteries are in the wellhead protection area of two wells. Existing cemeteries may continue to exist but after ordinance adoption, no new cemeteries would be allowed to be constructed in any wellhead protection areas. Dan Brown asked if storage tanks included septic tanks. It does not. He suggested that herbicides and fungicides be added to "Storage and mixing of pesticides and fertilizers" as source prohibitions in 214-22 and 214-23. Gavin Milligan asked if Data Centers should be on the list as they were heavy water users. If cooling water is discharged or recycled, what does it contain? Pamela Stevens and Diane

Hollenbach will research data centers and put on a future agenda to discuss data center zoning regulations. Geothermal wells were discussed and adding prohibition on fracking.

The Commission discussed a possible waiver provision for new uses as much of the commercial zoning falls in the Zone II wellhead protection area and this could impact any new gas stations. Section 214-25 reads Design Standards for New Industrial, Commercial, and Manufacturing Facilities, Section 214-26 Design Standards for New Underground Storage Tanks and Section 214-27 New Aboveground Storage Tanks. Dan Brown asked if new underground tanks were not allowed, why do we have regulations. This could read Replacement instead of new or Replacement/New if a waiver provision is added to the ordinance.

It was suggested getting Kim Fies, Berks County Department of Agriculture to review Section 214-31 Operating Requirements Agricultural Operations. Dan Brown thought 180 days was not long enough for a farmer to collect all the information the township is requesting in the Wellhead Protection Operating Permit application section. Dan suggested that some of the information was available on the report farmers submit annually to the Department of Agriculture. He also asked if the township wanted every five gallon can on the list of amounts and types of pesticides and fertilizers stored on the farm. An annual permit could be reduced to a permit every three or five years. Dan Brown brought up the cost of a hydrology study and suggested that the township have the ability to waive that requirement if it is for a minor subdivision.

Pamela Stevens asked if the permit application and fee would be part of the ordinance. Diane Hollenbach stated that the township usually passes a resolution so that the ordinance doesn't have to be readopted each time there is a change in fee. Tier I and Tier II thresholds for emergency responses to chemicals were discussed. Jim Schoellkopf stated that it depends on the chemical type as to how much is spilled before it must be reported. Pamela Stevens told the Commission about a township asking agricultural operations to report the chemicals at the farm, so emergency responders knew what was onsite in an emergency situation. The Commission asked if the wellhead protection maps could be obtained from SSM electronically and if they would let us reuse them in our ordinance. Jim Schoellkopf asked if the hydrologist report for Well 6 and 7 was available. He was interested in the size of the aquifer.

2026 Meeting Dates – the Commission will move the meeting time to 6 p.m. for 2026.

Having no further business, Gavin Milligan made a motion to adjourn the September 24, 2025, Maidencreek Township Planning Commission meeting. Dan Brown seconded the motion, and hearing no questions on the motion, it passed unanimously. Meeting adjourned at 8:24 p.m.

Respectfully submitted,
Diane Hollenbach, Manager