Maidencreek Township Planning Commission
May 27, 2026

Attending: Randy Hauk, Jim Schoellkopf, Jr., Aaron Rogers, Norm Ulrich – LTL Consultants, Diane Hollenbach - manager

Guests: Chuck Frantz of C2C Design, Josh Meck, Dawn Geschwindt,

Randy Hauk called the May 27, 2026 meeting of the Maidencreek Township Planning Commission to order at 6:06 p.m. in the Maidencreek Township Municipal Building. Aaron Rogers arrived at 6:40 p.m., which then gave the Commission a quorum.

SUBDIVISION & LAND DEVELOPMENT STATUS REPORT & PLAN REVIEWS
All Plans were current.

8380 Allentown Pike Sketch Plan – Chuck Frantz presented a revised sketch plan for the former Redner's Quick Shop property at Route 222 and Route 73. After discussions with Penn DOT, the access closest to the intersection on Route 73 has been eliminated. The retaining wall has been reconfigured to accommodate more parking. The access from Route 222 will be right in/right out only. Penn DOT does not want parking in their right of way. Parking space size was changed to 10' by 20' which resulted in a loss of nine spaces. The ordinance section on parking for the fuel pumps was confusing and the plan was modelled after what Redner's did across the street. The caterer will remain on the lower level of the building. Most of the catering jobs are out of the building with a few events on site throughout the year. Due to the slope of the lot in front of the building, four more spaces could be lost. Mr. Hauk asked about the space between the fuel pumps and Route 222. Mr. Frantz stated that the canopy is twelve to thirteen feet closer to Route 222. There was discussion about maneuvering a gas tanker to the fill zone. Mr. Meck suggested that the fuel tanks be relocated to the other side of the property.

Mr. Ulrich suggested the applicant identify all the zoning relief and conditional use relief needed. Mr. Frantz stated the storm water will be close to net 0 and there will be addition of green space. Mr. Ulrich asked if the storm water could be tied into existing basins. The Commission discussed making the parking lot one way from Route 222 down to the catering company and one way from the catering company up to Route 73. Mr. Ulrich asked if it was known what time of day the fuel tanker would fill the tanks. Mr. Rogers responded that at Rutters the tanker needs twenty-five to thirty minutes to unload and the company schedules the deliveries.

Maidencreek Residential Preliminary Plan – tabled until June.

APPROVAL OF THE MINUTES

Jim Schoellkopf Jr. made a motion to approve the April 22, 2026 meeting minutes. Aaron Rogers seconded, and hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS - None.

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PUBLIC COMMENTS – None.

BUSINESS

Joint Comprehensive Plan Draft – There were no comments.

RJH Boadicia Special Exception – The Commission made no recommendation on the matter.

ADJOURNMENT

Having no further business, Jim Schoellkopf Jr. made a motion to adjourn the May 27, 2026, Maidencreek Township Planning Commission meeting. Aaron Rogers seconded the motion, and hearing no questions on the motion, it passed unanimously. The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Diane Hollenbach
Recording Secretary