

**Maidencreek Township Planning Commission**  
**Wednesday, April 4, 2012**

Attending: Jim Schoellkopf, Jr., David Anspach, Joel High, Matt Davenport, Tom Unger – Systems Design Engineering, Inc., Eugene Orlando, Jr. – Orlando Law Office and Diane Hollenbach – recording secretary

Guests: Mark Koch, Kevin Manmiller, Rami Hanna, Dawn A Schankweiler, Holly Simonson, Bradley Dautrich, Donna Kries, Stephen Bieber, Paul Fisher, Michael & Fay Shollenberger, Rod Messer.

Matt Davenport called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge to the Flag.

**APPROVAL OF THE AGENDA**

A motion was made by David Anspach to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by Joel High. Hearing no questions on the motion, all members present voted, “Aye.” Motion carried.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by David Anspach to waive the reading of the March 7, 2012 Regular Meeting minutes and approve the minutes as presented. The motion was seconded by Matt Davenport. Hearing no questions on the motion, all members present voted, “Aye.” Motion carried.

**ACCEPTANCE OF PLANS - None**

**COMMUNICATIONS** – Diane Hollenbach distributed a flyer for an upcoming class at Albright College, a memo on Berks County’s new plan recording procedures and how it impacts the Township and a letter from John Bender concerning the zoning changes to be discussed at the meeting.

**PUBLIC COMMENT** – Lizbeth Ditizio addressed the Commission concerning opening a craft and antique shop in the barn on the Corrado Commercial property at 965 Park Road Blandon. The Barn was used for commercial storage and is zoned appropriately for the new use. The Engineer advised that the project fell under the modified plan approval process and that a change of use and UCC permit would need to be obtained by the applicant. The applicant would need sealed drawings for the UCC permit.

A motion was made by Joel High to recommend the modified plan approval process for the change in use proposed for 965 Park Road, Blandon. The motion was seconded by David Anspach. Hearing no questions on the motion, all members present voted, “Aye.” Motion carried.

**ENGINEER & SOLICITOR – No comments.**

**BUSINESS**

**Zoning Map Change** – Tom Unger explained that as part of the update to the Zoning Ordinance, the Zoning Map was being reviewed and a few changes being proposed. Most changes had to do with correcting Zoning District lines so that properties were not divided by two Zoning Districts and other changes were being made to bring the Zoning Map more into compliance with the newly adopted Joint Comprehensive Plan. The following changes were proposed and discussed as follows.

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A portion of the Reading Area Water Authority property is proposed to be rezoned from Industrial to Agricultural. No one from the public had any comment on the change.

Properties in Limestone Acres on South View Road are currently divided into two Zoning Districts: Local Commercial and High Density Residential. The Planning Commission proposed moving the Zoning District line so that the properties were zoned only High Density Residential. No one from the public had any comment on the change.

Properties on Barlet Road are currently zoned Medium Density Residential. The Commission is proposing to change the properties owned by the Ringler family to Agricultural Zoning. No one from the public had any comment on the change.

Properties along Maidencreek Road and Evansville Road currently zoned Agricultural are being proposed to be zoned Low Density Residential. Several residents were in attendance and spoke on behalf of keeping their land zoned Agricultural and asked why the Township was considering changing the zoning to Low Density Residential. Eugene Orlando, Township Solicitor, explained that every ten years the Township is required to review its Comprehensive Plan. During this past review, Maidencreek Township, Richmond Township and Fleetwood Borough combined to do a Joint Comprehensive Plan. Once this was adopted, the Township needed to make the Zoning Ordinance and Map generally consistent with the Comprehensive Plan. Because these properties in the Molltown area are mostly small, developed residential properties and the opposite side of the street is already zoned Low Density Residential, the proposed area of change will be more consistent with the Comprehensive Plan if it is changed to Low Density Residential. The Zoning Ordinance does allow agriculture as a permitted use in the Low Density Residential Zoning District. There will be no change to this and those with animals or bees now will be able to continue to have them. A resident asked if the change had anything to do with public sewer. There are no plans for public sewer in Molltown and this Zoning change does not have anything to do with sewage. A resident asked if their tax assessment will change. Diane Hollenbach responded that their property is assessed based upon the physical structures on the property and it is not based on the property zoning. She added that if you look at your tax bills there is no mention of your Zoning District on it.

Richard Miller stated that his undeveloped lots are a little more than two acres along Evansville Road and he would like them to remain zoned Agricultural. He also has a large piece of farm land he does not want changed. Tom Unger stated that the large piece of farmland was not being considered for rezoning, only the small residential lots. Eugene Orlando asked if the lots were undeveloped would Mr. Miller be willing to annex them to the larger piece. Mr. Miller said the County has advised him not to do this. The Commission discussed the matter and proposed allowing the larger lots on Evansville Road to remain zoned Agricultural but to rezone the South East side of Maidencreek Road to Low Density Residential from Evansville Road to Water Street.

Properties South of West Wesner Road are currently split by the Agricultural and Medium Density Residential Zoning District. Diane Hollenbach reported that John Bender, Sally and Roy Kramer had called in to ask that the Zoning on their property be kept Agricultural and John Bender had sent in a letter requesting the same. Dawn Schankweiler and Stephen Bieber addressed the Board and requested Agricultural Zoning. The Commission felt that the properties in question could be changed to the Agricultural Zoning District since several residents were actively engaged in farming.

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The property at the corner of Route 222 and Route 73 is zoned Local Commercial and a change to Regional Commercial is being proposed. Mark Koch, attorney for the property owner suggested retaining the Local Commercial Zoning for a depth of five hundred (500) feet along the Route 222 frontage and to rezone the rest of the property as suggested to Regional Commercial. This would be in keeping with the property owner's master plan for the property's development.

Tom Unger stated that the Commission should consider if the portion that was to be rezoned to Regional Commercial would be large enough to be used for the large Regional Commercial uses. Eugene Orlando suggested that the Local Commercial uses be added to the Regional Commercial Zoning District as a use allowed by Conditional Use or Special Exception. The Commission will look at both alternatives and discuss this at the next meeting.

The property along Park Road in the Melrose Place and Village at Maidencreek Subdivision are split into two Zoning Districts: Medium Density Residential and Local Commercial. The Planning Commission proposed moving the Zoning District line so that the properties were zoned only Medium Density Residential. No one from the public had any comment on the change.

Three properties on Bandon Avenue that are near the Excelsior Drive entrance are currently zoned Industrial. Diane Hollenbach explained that because there are homes on these small lots, it makes sense to change the zoning to Medium Density Residential to match the zoning along Bandon Avenue. This makes the use conform to the Zoning District. The properties are too small for an industrial use and should the homes be seventy-five (75) percent destroyed, they could not be rebuilt without relief from the Zoning Ordinance. One property owner contacted the Township by phone to object to this change but was not in attendance.

The owner of the property at the corner of Maidencreek Road and Evansville Road asked what the Commission had determined to do for their property. The Commission's preliminary decision was to rezone it to Low Density Residential.

Having no other business, a motion was made by David Anspach to adjourn the meeting. Joel High seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

NEXT MEETING: WEDNESDAY, MAY 2, 2012 @ 7 PM

CC: Board of Supervisors	Tom Unger, SDE	Barbara Hassler
Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
Park & Recreation	Patrick Donovan	Dan Miller
Authority	Zoning Hearing Board & Alt.	