

Maidencreek Township Planning Commission
Wednesday, May 2, 2012

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

Guests: David Zwicky, Ryan Hollenbach

Jim Schoellkopf, Jr. called the Maidencreek Township Planning Commission Regular Meeting to order at 7:02 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 Matt Davenport. Hearing no questions on the motion, all members present voted, “Aye.” Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Zack Moore to waive the reading of the April 4, 2012 Regular Meeting minutes and approve the minutes as presented. The motion was seconded by David Anspach. Hearing no questions on the motion, all members present voted, “Aye.” Motion carried.

ACCEPTANCE OF PLANS - None

COMMUNICATIONS – Diane Hollenbach distributed prior to the meeting a letter from Rich Miller on the proposed Zoning Map changes, a letter from the Berks County Planning Commission on the Natural Heritage Program Inventory and the variance request from 112 Troxel Road, Shoemakersville.

PUBLIC COMMENT – None

SOLICITOR – No comments.

ENGINEER – Tom Unger stated that all plans are current until June. A final draft of the Zoning Ordinance revision was distributed. The Commission decided to read the revision and email any questions which will be discussed in June and August if necessary. Recommendations on the Zoning Map will be made in conjunction with the motion to forward the revised Zoning Ordinance to the Supervisors for adoption. David Zwicky asked for a copy of the draft. The document is not a public record at the moment and the manager will seek the Board’s permission.

BUSINESS

Variance Request 112 Troxel Road, Shoemakersville – The Commission will review the request, the property and discuss a recommendation at the June meeting.

Zoning Map Revision – Mr. Zwicky asked how the Commission was leaning on his request for a zoning change to a portion of his property. The Commission was inclined to recommend a variance instead of a zoning change but asked why the zoning change was needed since the property appeared to be unusable.

Mr. Zwicky explained that the area is lower and that he is looking to move his storage areas into it. The land’s natural features lend itself to containment of runoff and block sound with the drop in elevation

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and tree cover. A berm may be added along the perimeter of the property. The area where the items are being stored now would be converted to uses that would be better suited to closed buildings and impervious surface. The zoning change would allow his business to grow, better utilization of the property, create jobs, and he believes help control his operation's noise. He has tried to be responsive to the neighbors and has limited his operation to daylight hours and eliminated third shift operations. Speed bumps were installed for safety and to drop debris from trucks on his property instead of alongside Pleasant Hill Road. He also has his employees police the trash along Pleasant Hill Road.

Tom Unger stated that the Commission would have to consider that changing the zoning of a parcel allows the parcel to be used for every permitted use in that Zoning District not just the one that the property owner is currently requesting. Mr. Unger did agree that Mr. Zwicky has been responsive to the Township's requests in limiting noise at night by eliminating accepting the material from the Penn DOT Route 61 project on third shift. Zack Moore asked if there were any other noise complaints. The Township had not received any complaints on the Zwicky operation from any other resident.

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 7:30 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

NEXT MEETING: WEDNESDAY, June 6, 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.	