

**Maidencreek Township Planning Commission**  
November 7, 2012 7:00 pm

Present: James Schoellkopf, Jr., David Anspach, Joel High, Matt Davenport, Zack Moore, Diane Hollenbach – Township Manager

Guests: June and Lloyd Moyer

James Schoellkopf called the November 7, 2012 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 to the Flag.

**Approval of the Agenda**

A motion was made by Zack Moore, seconded by Matt Davenport, to approve the agenda as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried.

**Approval of Meeting Minutes**

A motion was made by David Anspach, seconded by Zach Moore, to waive the reading of the minutes and approve the minutes of the October 3, 2012 regular meeting as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried

**Communications** – Diane Hollenbach distributed the Berks County Planning Commission review letter for the Custom Milling Land Development Plan and reported that the Commission might soon be seeing a plan for a 7,500 square foot building to manufacture biodiesel from oil and fat.

**Acceptance of Plans**

No plans were presented.

**Public Comment**

June Moyer of 411 Chestnut Street, Blandon introduced herself as one of the co-executors of 257 Main Street and asked the Commission about the potential for rezoning the property from R2 to R2a or CR – Commercial Residential. The property is currently being used for agriculture. The Commission had previously looked at a development sketch plan for this property from Rudy Folino for single-family homes. Mrs. Moyer had some questions on the minutes from that meeting regarding the emergency entrance and what was meant by 50 single units or 50 semidetached units. The Commission explained that they were concerned with increasing the density of the zoning with limited access to the property. The Secretary explained the procedure to rezone which was submit a letter requesting the change, a list of all property owners within 1000 feet of the property and \$1,000 escrow for the costs. The Township would then notify the property owners on the list of the application and hold a public hearing where the Supervisors would sit and hear testimony on the matter before making a decision. As an alternate method, a letter could be sent to the Commission asking them to consider rezoning the parcel as part of the Revision to the Zoning Ordinance, which is still being reviewed by the Supervisors. The public hearing would still occur but all the rezoning issues throughout the Township would be heard at one time. The Commission asked the secretary to find out if townhomes were a permitted use in the CR Zoning District and thanked Mrs. Moyer for bringing her questions to them.

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**New Business**

January Meeting – The Commission agreed to move the January meeting from January 2<sup>nd</sup> to January 10, 2013, which will fall after the Board of Supervisors meeting. The Commission will continue to meet on the first Wednesday for the remainder of 2013.

2012 Annual Report – The Commission reviewed the Annual Report and agreed to review the Subdivision and Land Development Ordinance in 2013.

Having no other business, a motion was made by Zack Moore, to adjourn the meeting. David Anspach 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, November 7, 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.	