

Maidencreek Township Planning Commission  
Wednesday, March 5, 2014

Attending: Jim Schoellkopf, Joel High, David Anspach, Zack Moore, Eugene Orlando, Jr. – Orlando Law Office, Thomas Unger – Systems Design Engineering and Diane Hollenbach – recording secretary

Guests: Doug Kramer, Rob Hain, Harold Nolt and Lydia Nolt

Jim Schoellkopf 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 Joel High to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by David Anspach. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by Dave Anspach to waive the reading of the February 5, 2014 meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**ACCEPTANCE OF PLANS - None**

**COMMUNICATION**

The Commission received invitations to the Berks Municipal Dinner.

**PUBLIC COMMENT**

Doug Kramer representing Gross Bus, updated the Planning Commission on changes to the previously discussed sketch plan for a school bus maintenance facility, CDL training center and office off of West Wesner Road. After soil testing, the plan was reviewed and everything shifted west. An existing storm water pond was discovered on the site with a pipe and the plan is to utilize it for storm water. Mr. Kramer has been in contact with UGI and is working toward the relocation of the gas line to the West Wesner Road right of way and easements. If the bank on West Wesner can be cut back and the gas line relocated, it would be possible to create a second lot on the site.

A condition of the variance received for the project is to pave the access road to the Neighbor's property line. The profile of the driveway could be changed to meet the ordinances 10% grade requirement with the relocation of the gas line and removal of fill. The plan is to relocate the existing gravel Bertolet Place that runs to Mr. Schoellkopf's land and create a T intersection. The road easement for West Wesner Road was questioned and Mr. Orlando suggested that Mr. Kramer research this further. Mrs. Hollenbach confirmed that Bertolet Place is a private lane, not Township owned and that there is no ordinance vacating West Wesner Road. Mr. Kramer is waiting on the weather to clear to proceed with the plans and will contact the engineer to meet to discuss the proposed changes to West Wesner.

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**ENGINEER'S AGENDA**

**Esbenshade Greenhouse Time Extension**

A motion was made by Zack Moore to recommend the Board of Supervisors accept the request from the developer of Esbenshade's Greenhouse Land Development Plan for a time extension to the plan review period until June 28, 2014. David Anspach seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**Nolt Subdivision** – Rob Hain from Berks Surveying reviewed the plan with the Commission. Most items have been addressed on the February 24, 2014 Systems Design Engineering, Inc. review letter. The Highway Occupancy Permit has been received from Penn DOT and the driveway easements are in the process of being recorded. Mr. Unger requested that the HOP permit number be placed on the plan. Waivers recommended by the Planning Commission are pending before the Board of Supervisors. Richmond Township Planners agreed to waive the review of the plan and the Supervisors have yet to take action.

A motion was made by David Anspach to recommend that the Board of Supervisors approve the Nolt Subdivision Final Plan conditional upon completion of the items in the February 24, 2014 Systems Design Engineering Inc. review letter which is incorporated by reference, and with the addition of adding the Penn DOT Highway Occupancy Permit numbers on the plan. Zack Moore seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**SOLICITOR'S REPORT** – Nothing to report.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Zack Moore seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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.	