

Maidencreek Township Planning Commission
Wednesday, August 5, 2015

Attending: James Schoellkopf, Joel High, David Anspach, Brad Pflum, Matt Davenport, Gene Orlando, Jr., Orlando Law Office, Charles Jones – Great Valley Consultants, and Shannon Daly-Recording Secretary

Guests: Kate Durso, Diane Hollenbach

James Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA

A motion was made by James Schoellkopf to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by James Schoellkopf to waive the reading of the June 3, 2015 meeting minutes and to approve the minutes as presented. David Anspach seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION – Diane Hollenbach sent everyone a copy of the Great Valley letter regarding the Zwicky application for the cell tower.

PUBLIC COMMENT – None

OTHER BUSINESS

Verizon Wireless Preliminary/Final Plan: Matt Davenport made a motion to accept the Verizon Wireless preliminary/final plans as submitted. James Schoellkopf seconded the motion. Hearing no questions on the motion from the floor, it passed unanimously.

Kate Durso from Fitzpatrick, Lentz & Bubba on behalf of Verizon, presented plans for a standard wireless communications facility (Monopole Structure). She requested a number of waivers, given the limited amount of development associated with this facility.

Diane Hollenbach inquired if the tower was tall enough to require lighting by FAA guidelines. Kate Durso replied that it was not tall enough or in a designated flight path; however, the tower will be registered with the FCC and the FAA once approved. Diane also asked what would happen at the end of the facility's operational life and Kate Durso stated that it (tower) would be removed.

Discussion ensued on properly screening the property with arborvitae bushes. Matt Davenport asked who would own the facility and how long the lease would be. Kate Durso replied Verizon would own the property and the lease would start at five (5) years and renew an additional for terms for a total of twenty-five (25) years. Matt Davenport inquired about power requirements to the facility. Kate Durso stated that Verizon would bring electric and telephone into the facility site. Additionally, Kate Durso said a generator would be installed in the event of a power failure (citing Hurricane Sandy). Joel High inquired if there would be an access road to get to the facility. Kate Durso replied that there would. Brad Pflum questioned

the lack of a storm water management plan. Charlie Jones responded the plan would reviewed by the Berks County Conservation District but he did not believe the project would have much impact on storm water. Eleven (11) waiver requests were read and the following action taken:

1. A motion was made by David Anspach to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-15E, (L, M) of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from showing all roads, streets, sewer lines, water lines, and tree masses within 1,000 feet of the property. The property is over 113 acres and the cell tower will occupy 2500 square feet. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.
2. A motion was made by David Anspach to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-17 (2) of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from performing a full boundary survey. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.
3. A motion was made by David Anspach to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-24 (A) of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 to allow the plan to proceed as a preliminary/final plan. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.
4. A motion was made by Joel High to recommend that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-34 of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from sidewalk requirements. The motion was seconded by Matt Davenport. Hearing no questions on the motion from the floor, the motion passed.
5. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-38 of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from sanitary sewer requirements because the site will be unmanned. The motion was seconded by David Anspach. Hearing no questions on the motion from the floor, the motion passed.
6. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-40 of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from water supply system requirements because the site will be unmanned. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.
7. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 190-42 of the Maiden creek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190 from providing a storm water drainage facility conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.

8. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 182-13 of the Maiden creek Township Storm Water Management Ordinance in the Code of Ordinances Chapter 182 from designing infiltration storm water management facilities that provide groundwater recharge conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.
9. A motion was made by David Anspach to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 182-14 of the Maiden creek Township Storm Water Management Ordinance in the Code of Ordinances Chapter 182 from providing storage and treatment facilities for storm water runoff conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Matt Davenport. Hearing no questions on the motion from the floor, the motion passed.
10. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 182-15 of the Maiden creek Township Storm Water Management Ordinance in the Code of Ordinances Chapter 182 from stream bank erosion requirements conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Joel High. Hearing no questions on the motion from the floor, the motion passed.
11. A motion was made by Matt Davenport to recommended that the Maiden creek Township Board of Supervisors grant a waiver to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan to section 182-22 of the Maiden creek Township Storm Water Management Ordinance in the Code of Ordinances Chapter 182 from providing a drainage plan conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.

The Planning Commission further recommended preliminary/final plan approval to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan.

A motion was by Matt Davenport to recommend to the Board of Supervisors preliminary/final plan approval to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan conditional upon completion of the items in the Great Valley Consultants August 4, 2015 review letter, which is incorporated by reference, approval of the above eleven waivers, receipt of the Berks County Planning Commission review, and approval of the Erosion and Sedimentation Plan by the Berks County Conservation District. The motion was seconded by Brad Pflum. Hearing no questions on the motion from the floor, the motion passed.

ADJOURNMENT

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. James Schoellkopf seconded the motion and it passed unanimously. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Shannon L. Daly, Secretary