

Maidencreek Township Planning Commission
Wednesday, March 4, 2015

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport, Brad Pflum, Christopher Garrell – Orlando Law Office, Charles Jones – Great Valley Consultants, and Diane Hollenbach – recording secretary

Guests: John Hoffert –Hoffert Surveying, Scott Miller – Stackhouse Bensinger

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 of Allegiance.

APPROVAL OF THE AGENDA

A motion was made by Dave Anspach 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 Matt Davenport to waive the reading of the February 4, 2015 meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, it passed unanimously.

ACCEPTANCE OF PLANS - The Brandywine Transportation Final Plans were accepted for review.

COMMUNICATIONS –None.

PUBLIC COMMENT - None.

PLANS IN REVIEW

Brandywine Transportation Final Plan – John Hoffert of Hoffert Surveying requested conditional final plan approval. Outstanding items on the Brandywine Transportation Land Development Plan included final Maidencreek Township Authority approval, Erosion and Sedimentation Plan approval from the Berks County Conservation District, entering into the Storm Water Management Agreement, Improvements Agreement and Easement Agreements.

A motion was made by Matt Davenport to recommend that the Maidencreek Township Board of Supervisors grant final plan approval to the Brandywine Transportation Land Development Plan conditional upon completion of the items in the Great Valley Consultants March 3, 2015 review letter, which is incorporated by reference, approval by the Maidencreek Township Authority and completion of any required agreements. Brad Pflum seconded the motion. Hearing no questions on the motion, Brad Pflum, Joel High, Matt Davenport and David Anspach voted in favor of the motion and James Schoellkopf, Jr. abstained. The motion carried.

Bradley Subdivision Preliminary Plan – Scott Miller of Stackhouse Bensinger stated that the revised plan before the Commission satisfied all previous comments. The Great Valley Consultants February 24, 2015 review letter lists Maidencreek Township Authority approval as the only open condition. A waiver has been requested to reduce the width of the easement for the sewer lateral from twenty to fifteen feet. Brad Pflum asked why the waiver was requested and Mr. Miller

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explained that there are existing homes that the lateral runs between. There is enough space only for the fifteen foot easement.

A motion was made by Brad Pflum to recommend that the Maidencreek Township Board of Supervisors grant a waiver to Section 190-94-B.1 of the Maidencreek Township Code of Ordinances requiring a minimum width of twenty feet for easements and allow a fifteen foot wide sewer lateral easement on the Bradley Subdivision Plan. Matt Davenport seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Anspach to recommend the Maidencreek Township Board of Supervisors approve the Bradley Subdivision Preliminary Plan conditional upon approval of the waiver to Section 190-94-B.1 of the Code of Ordinances of Maidencreek Township and compliance with all items in the Great Valley Consultants review letter dated February 24, 2015, which is incorporated by reference. Brad Pflum seconded the motion and hearing no questions on the motion, it passed unanimously.

Esbenshade Greenhouse Final Plan – Charles Jones of Great Valley Consultants explained that Terry Esbenshade had been in contact to discuss the concept that the mulch storage bins were portable and therefore not a structure. After review by Great Valley's zoning department and conversation with the Township Manager and Township Solicitor, a determination was made that the mulch storage area was not a structure and therefore not in violation of the Zoning Ordinance. The Commission had discussion in regards to permanent and portable structures. Other items needed to complete the plan were a signature block for the Maidencreek Township Authority and inspection by the Authority of the back flow prevention valve. The Commission asked for a month to think about the Zoning Officer's determination and asked if the Engineer could contact Mr. Esbenshade and ask if he would be willing to screen the mulch bin from the adjoining properties.

A motion was made by David Anspach to accept the Developer's request for a ninety day time extension to the review period for the Esbenshade Greenhouse Plan. Brad Pflum seconded the motion and hearing no questions on the motion, it passed unanimously.

OTHER BUSINESS

Redner's Warehouse Expansion – Diane Hollenbach reported that the Redner's Warehouse Plan has been rejected. An extension of time for the review of the plan was not received before the review period expired.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Matt Davenport seconded the motion and it passed unanimously. Meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary