

Maidencreek Township Planning Commission
Wednesday, March 02, 2016

Commission Members in attendance: Jim Schoellkopf, Jr., David Anspach, Joel High, Matt Davenport and Brad Pflum

Staff Members in attendance: Gene Orlando, Jr. – Orlando Law Office, Charles Jones – Great Valley Consultants, Diane Hollenbach Township Manager and Shannon Daly-Recording Secretary

Guests in attendance: Bruce T. Rader of Berks Surveying & Engineering Inc., Mohamad Farvardin – 384 Evansville Road and Michelle Lynch of the Reading Eagle

Jim Schoellkopf, Jr. asked everyone to rise for the Pledge of Allegiance and then called the Maidencreek Township Planning Commission meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

A motion was made by Jim Schoellkopf, Jr., 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 Jim Schoellkopf, Jr., to accept the prior meeting minutes as presented. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION – None

PUBLIC COMMENT AND QUESTIONS – None

BUSINESS –

- a.) **384 Evansville Road Conditional Use Meeting**- Charles Jones remarked that part of the proposed parking lot is zoned residential. Further discussion continued regarding the split zoning district. Diane Hollenbach stated that she believed the split zoning extends 200 feet into the district. Moe Farvardin stated that he has everything done except the sprinklers. Brad Pflum remarked that there are many more steps regarding the parking setbacks that need to be taken before the project comes back to the Planning Commission for approval. Moe Farvardin mentioned a permit for a sewer system in the event a buyer might want to turn the property into a group home. Joel High stated that the Board can only review the plans that are in front of them. Brad Pflum stated that he wanted to see the parking lot moved. A motion was made by Matt Davenport that the Planning Commission supports the proposal for an assisted living facility, subject to compliance of the Great Valley Consultants letter, dated February 29, 2016. Motion was seconded by Brad Pflum. Hearing no questions on the motion, it passed unanimously.

- b.)** **LED Streetlight Project** – Diane Hollenbach stated that she attended a workshop sponsored by the DEP and Met-Ed about converting street lights to LED. Met-Ed is promoting this conversion. The DEP has an energy conservation department. Savings to the township based on current street light electricity costs would range from 30% to 50%. Diane Hollenbach stated that street lights cost the township \$80,000 annually. Met-Ed has not stated what the costs would be since the township owns the poles and lights. Currently the lights are sodium vapor. Diane Hollenbach stated it would be appropriate to authorize Great Valley Consultants to take a look at the LED's voltage for comparison so the township can change the street lighting standard. Diane Hollenbach said she will continue to do further research. Brad Pflum inquired about light pollution. Diane Hollenbach said there were shields available for the LED's but she was told that they would not be needed as the light path will be down and not behind the light and pole. A motion was made by David Anspach to authorize Great Valley Consultants to conduct a study on the matter and report back to the Planning Commission. Motion was seconded by Brad Pflum. Hearing no questions on the motion, it passed unanimously

ADJOURNMENT - Having no other business, a motion was made by Matt Davenport to adjourn the regular meeting. The motion was seconded by David Anspach. Hearing no questions on the motion, it passed unanimously. Meeting adjourned at 7:32 pm.

Respectfully Submitted,
Shannon L. Daly, Secretary