

Maidencreek Township Planning Commission
Wednesday, March 2, 2011

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport, Robert Orischak, Tom Unger- Systems Design Engineering, Inc., Eugene Orlando, Jr. - Orlando Law Office, Diane Hollenbach - recording secretary

Guests: David Brown, Daniel Brown and Jennifer Hetrick

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:02 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by David Anspach to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The motion was seconded by Joel High. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Joel High to waive the reading of the February 2, 2011 meeting minutes and approve the minutes as presented. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

ACCEPTANCE OF PLANS - None

COMMUNICATIONS -None

PUBLIC COMMENT

David Brown, Ridge Road - Mr. Brown explained that he would like to put an addition onto his home. The addition would consist of a garage with living quarters above to be used by his son and wife who are moving back to the farm to start a winery. Mr. Brown stated that the addition can not meet the twenty-five foot setback required by the Zoning Ordinance. The addition can not be placed on the other side of the house because of the topography and the location of the well. Mr. Brown pointed out that he owns the neighboring property which includes the original farmhouse and barn. Both properties utilize the septic systems, outdoor furnace and electric located on the farmhouse property.

The Commission suggested three remedies: a variance could be filed with the Zoning Hearing Board; additional land could be annexed to the property from the farm property or the two parcels could be combined. Because Mr. Brown sold his development rights, he would have to discuss options two and three with the Berks County Agricultural Preservation Board before bringing plans to the Planning Commission.

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ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

A motion was made by Bob Orischak to recommend that the Board of Supervisors accept the Developer's request for an extension of time to the review period for the Esbenshade's Greenhouse Land Development Plan until June 28, 2011. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

PLAN REVIEWS - None

SOLICITOR'S COMMENTS - None

OLD BUSINESS

Traditional Neighborhood Design - The Commission agreed that this concept would not work in Blandon due to the lot sizes and how close the homes were built to the street.

NEW BUSINESS

Revision to the Subdivision and Land Development Ordinance - Since the Commission is not busy with any other projects or reviewing many plans, Mrs. Hollenbach suggested that they begin the review of the SALDO. The Commission discussed the current Sketch Plan regulations and decided that they would like to be able to do an informal review like they had done this evening with Mr. Brown. Mr. Orlando suggested that if a developer wanted a formal review of a sketch plan, that they could sign an engagement letter with the Township agreeing to cover the costs of the professional's fees for the review. Mr. Unger suggested adding minor subdivision plans or sketch plan for the record to the SALDO. The Commission liked this idea because it would be less cost prohibitive to a property owner doing a small annexation or single lot subdivision. The Township Engineer agreed to bring some regulations for sketch plans and minor subdivisions to the next meeting.

Having no other business, a motion was made by Dave Anspach, seconded by Bob Orischak, to adjourn the regular meeting. All members voted, "Aye." Motion carried. Meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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CC: Board of Supervisors
Planning Commission
Eugene Orlando, Solicitor
Tom Unger, SDE
Barbara Hassler
Maidencreek Township Authority
Patrick Donovan, MTA General Manager
Zoning Hearing Board & Alt.
Park & Recreation Board
Dan Miller
Chief Scott Eaken