

Maidencreek Township Planning Commission
Wednesday, July 6, 2011

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

Guests: Jennifer Hetrick, Craig Momose, Henry M. Koch, Kevin Manmiller, Jason Shaner

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:04 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Bob Orischak to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The motion was seconded by Matt Davenport. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Bob Orischak to waive the reading of the June 1, 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

The Can Corporation Coil Storage Building Final Plan was accepted for review.

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

All plans were current.

PLAN REVIEW

Can Corporation Coil Storage Building Preliminary Plan

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to the Can Corporation Coil Storage Preliminary Land Development Plan to Section 186.47.C(3) and 186.51 of the Code of Maidencreek Township to allow twenty-five foot streetlight pole heights instead of twenty foot poles with the condition that the fixtures are full cut off. The motion was seconded by Bob Orischak. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant preliminary plan approval to the Can Corporation Coil Storage Preliminary Land Development Plan conditioned upon the granting of the waiver to Section 186.47.C(3) and 186.51 of the Code of Maidencreek Township. The motion was seconded by Bob Orischak.

Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Can Corporation Coil Storage Building Final Plan

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to the Can Corporation Coil Storage Final Land Development Plan to Section 190.27 of the Code of Maidencreek Township to waive the financial security requirement with the condition that the site lighting will be inspected prior to the issuance of the coil storage addition's certificate of occupancy.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant final plan approval to the Can Corporation Coil Storage Final Land Development Plan conditioned upon the acceptance of the waiver. The motion was seconded by Bob Orischak. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Melrose Place Storm Water Plan - Revised

The subdivision plan NPDES permit was approved in 2005 and needs to be renewed. Since 2005, the regulations have changed for storm water discharge and the plan must now meet the new DEP regulations. Jason Shaner stated that the redesign of the basins in the Melrose Place Subdivision does not take away volume capacity but it does remove pollutants. The Berks County Conservation District approves of the new design. The Planning Commission was concerned about changing an approved plan, the possibility of breeding mosquitoes in the pockets of water, the wildlife that will be attracted to this wetland environment that is being created, the maintenance of the pond after 67 dogwoods and 60 blueberry bushes are planted in it, if the leaves will clog the drains, and what legal rights of the homeowners in the development have.

Mr. Shaner explained that the pockets of water will be no more than eight inches deep. The wildlife attracted to the pond will help control the mosquitoes. The landscaping will help to suck up the storm water as well as evapo-transporation with an average of one inch of water evaporating per week. The developer is open to a maintenance agreement. Mr. Shaner did not believe that the leaves would cause any clogging issues.

Bob Orischak suggested that the bottom of the pond be lined with stone to form a French drain and eliminate standing water. Mark Kitzmiller of SDE, Jason Shaner and Jason Bailey of the Conservation District will meet to discuss options.

Having no other business, a motion was made by Matt Davenport, seconded by Bob Orischak, to adjourn the regular meeting of the

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Maidencreek Township Planning Commission. All members voted, "Aye."
Motion carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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