

Maidencreek Township Planning Commission  
April 5, 2017

Present: James Schoellkopf Jr., Matt Davenport, Joel High, Brad Pflum, Gene Orlando – Orlando Law Office, Ed Kopicki – Systems Design Engineering, and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach

James Schoellkopf Jr. called the April 5, 2017 meeting of the Maidencreek Township Planning commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

**Approval of the Agenda**

A motion was made by Joel High to approve the agenda as presented. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

**Approval of Prior Meeting Minutes**

A motion was made by Matt Davenport to approve the prior meeting minutes as presented. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

**Communications** – None.

**Public Comments and Questions** – None.

**Business:**

**Melrose Place Corrective Action Plan**

Ed Kopicki presented a letter addressing some concerns in the Melrose Place Subdivision. The Berks County Conservation District was informed that the current soil erosion control plan for the Melrose Place Subdivision was in violation. Folino must submit a corrective action plan to the Conservation District.

Folino has built on and sold 14 lots to date without having the required amended soils in place as per the approved NPDES permit. The corrective action plan would mitigate the lost runoff storage volume caused by missing amended soils. The plan is to create 5 new rain gardens and 6 new seepage beds on the remaining 11 undeveloped lots. Folino has 17 lots remaining to be built and sold and each is to receive amended soils per the original permit. The responsibility of maintaining the rain gardens and seepage beds will be assigned to the new lot owners.

The Township has an O&M agreement that pertains to best management practices (BMPs) that were proposed on the plan at the time the plan was approved. The new BMPs are not covered under this agreement; therefore the Township is not obligated to enforce them. The Township now has to address the concern of these new lot owners that have the new BMPs bringing in applications for sheds, pools, decks, etc. The shed or pool may meet the Township code, but is

too big per the corrective action plan. The rain gardens may also get filled in by the new owners. The Township needs to decide how involved they want to get in this particular issue.

The Planning Commission asked to have the Township Manager look into the original O&M agreement with the Township and Folino and see if Folino is violation of the agreement.

**Subdivision and Land Development Ordinance Review**

The new subdivision and land development ordinance review was presented to the Commission. The Commission agreed to divide the ordinance up and review in pieces over the next meeting or two.

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

*Meagan Dompkowski*

Meagan Dompkowski  
Recording Secretary