

Maidencreek Township Planning Commission
Wednesday, April 3, 2013

Attending: Jim Schoellkopf, Jr., Joel High, David Anspach, Matt Davenport, Zack Moore, Tom Unger– Systems Design Engineering, Inc., Eugene Orlando, Jr. – Orlando Law Office and Diane Hollenbach – recording secretary

Guests: Gabriel Trancan

REGULAR MEETING

Jim Schoellkopf, Jr. called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Zack Moore to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by David Anspach. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Zack Moore to waive the reading of the January 10, 2013 reorganization and regular meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

COMMUNICATIONS –Letters were distributed to the Commission from the Village at Summit Crest and the PA Department of Environmental Protection.

PUBLIC COMMENT – Gabriel Trancan asked the Commission how to get a refund on his real estate taxes as he had paid them twice. He was referred to the School District Business Office.

ENGINEER'S AGENDA

Subdivision Status Checklist

A motion was made by Matt Davenport to recommend the Board of Supervisors grant the developer’s request for a time extension for the Village and Summit Crest Land Development Plan until July 11, 2013. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

Crossing at Maidencreek Resubdivision Plan

Due to failure of the bank that provided the financial security for the project and the developer’s inability to finish the development improvements or secure financial security from another lender, the Township is taking action to remove the building lots where there are no public improvements to support them in Phases 2 and 3 of the Crossing at Maidencreek Land Development Plan. The ten lots along Hill Road in Phase 1 will remain as will the storm water detention facilities. The Plan will need to be sent to the Berks County Planning Commission for review.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant final plan approval to the Crossing at Maidencreek Resubdivision Plan conditional upon adding notes to the plan that are satisfactory to the Township Solicitor, including the existing sewer easement on the plan and adding signature blocks for Henry Inc., Jason Bailey and Corrado Development LLC. Zack

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

Village at Maidencreek Emergency Access Gate – Brian Focht of Van Cleef Engineering, the Developer's engineer asked what type of gate the Township envisioned for the access point between the Village at Maidencreek and the Melrose Place Subdivision. The gate detail on plan page 12 was sufficient for the Commission.

SOLICITOR'S COMMENTS – None

OLD BUSINESS - None

NEW BUSINESS

Revision to Subdivision and Land Development Ordinance Articles I and II – Minor changes were suggested to dates and references to the Joint Comprehensive Plan. Definitions were changed to mimic the ones in the draft Zoning Ordinance with the exception of the terms "Lot" and "Land Development" which the Solicitor recommended should use the definition in the Municipal Planning Code. The Commission agreed that private streets should meet public street standards and the definition should mention it.

The Commission discussed what triggers a land development plan when a commercial or industrial facility wanted to add on or build an accessory structure. There is no regulation that ties land development to a certain square footage and each project will need to evaluate lot coverage, impervious surface and if the use will be accessory to the existing use.

TreeTops Subdivision Sidewalks – Tom Unger explained that the sidewalks in Phases 1 and 2 of the TreeTops Subdivision were macadam. A resident has approached the Township about replacing the failing walk in front of his home and his driveway apron with concrete. The Township Ordinance calls for concrete sidewalks. The Commission supported the homeowner's request to use concrete, preferred concrete over macadam for sidewalk and suggested the Township encourage others to do the same in the future when it is time to replace their failing macadam walkway. The engineer will make sure that the homeowner matches grade and seals the joints properly.

Having no other business, a motion was made by Matt Davenport to adjourn the regular meeting. David Anspach seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 8:00p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC: Board of Supervisors
Planning Commission
Park & Recreation
Authority

Tom Unger, SDE
Eugene Orlando, Solicitor
Patrick Donovan
Zoning Hearing Board & Alt.

Barbara Hassler
Chief Scott Eaken
Dan Miller