

Maidencreek Township Planning Commission
Wednesday, February 03, 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: Nick Stoltzfus, Kevin Ember, Dr. Brian Schwab, Audrey Schwab

Matt Davenport asked everyone to rise for the Pledge of Allegiance and then called the Maidencreek Township Planning Commission meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

A motion was made by Matt Davenport 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

Matt Davenport pointed out that a correction on the attendance of David Anspach for the January 6, 2016 meeting was needed, as he was absent. A motion was made by Matt Davenport to accept the prior meeting minutes as presented with the correction. Joel High seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION – None

PUBLIC COMMENT AND QUESTIONS – None

BUSINESS

Schwab Land Development Plan: Nick Stoltzfus from DESSCO, Kevin Ember from McCarthy Engineering, and Dr. Schwab were present to discuss the Schwab Land Development plan that was previously submitted and granted conditional approval. Mr. Stoltzfus presented minor adjustments to the board which included a revised footprint showing the square footage of the building is now smaller than what was approved. One access point to Lidia Lane has been eliminated. Also, the access drive coming in has been reduced from 36' to 27' or 28'. A request for conditional approval of the revised plan has been made to move on the Board of Supervisors. Matt Davenport asked if a grading plan was modified and if Mr. Stoltzfus had it present at this meeting. Mr. Stoltzfus said he did not. Mr. Jones commented that the grading plan that was submitted seems pretty good. Diane Hollenbach commented that the plan has not yet been sent back from the Berks Conservation Planning Commission, so any approval would have to be conditional based on that. Additionally, the Fire Chief has requested that a Knox Box be installed on the building for use in an emergency.

A motion was made by Matt Davenport and seconded by Brad Pflum to recommend the Board of Supervisors approve the final land development plan titled Shuman & Schwab Dentistry conditional

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upon compliance with the items in the Great Valley Consultants letter dated February 2, 2016, which is incorporated by reference, Berks County Conservation District approval and compliance with the Berks County Planning Commission letter once received and reviewed by the Board of Supervisors. 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 Brad Pflum. Hearing no questions on the motion, it passed unanimously. Meeting adjourned at 7:20 pm.

Respectfully Submitted,

Shannon L. Daly, Secretary