

Maidencreek Township Planning Commission  
February 1, 2017

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

Guests: Diane Hollenbach, William Witman, Matt Zimmerman, Mike Shirk, Ray Martin

Matt Davenport called the February 1, 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 Brad Pflum and hearing no questions on the motion, it passed unanimously.

**Approval of Prior Meeting Minutes**

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

**Communications**

Diane Hollenbach presented the Commission with papers for three different courses if anyone is interested in attending. The final piece of communication was the review letter from the Berks County Planning Commission on the zoning draft which is currently before the Maidencreek Township Supervisors.

**Public Comments and Questions** – None.

**Business:**

**Stoney Creek Rentals**

Bill Witman presented the Stoney Creek Rentals plan with the required revisions. Ed Kopicki outlined the Systems Design Engineering review letter. The first item in the review letter is assurance is needed from Stoney Creek that the existing trailers, metal storage racks and containers will be removed. Stoney Creek must also provide assurance to the Township that no rental vehicles or equipment will be permitted within the front, or any yard, of this piece of property. Matt Zimmerman and Mike Shirk advised the trailers, racks and containers would be moved as soon as possible. The new building would also eliminate some of the excess storage.

The first item under the Subdivision and Land Development Ordinance (SALDO) review is a waiver that is required to review the plan as preliminary/final. The waiver has been submitted for approval. The next item is providing proof of a PennDot HOP. Mr. Witman has submitted a revised HOP and is waiting for revised comments from PennDot. PennDot had a few concerns about Mr. Witman's distribution of how many vehicles went in and out on Blandon/Fleetwood

road and the Township road. Item number three is sidewalks may be required and a waiver has been submitted for approval. The last item is the Planning Commission signature block which needed to be revised as per sample in Appendix A of SALDO. The Commission's block is for recommendation for approval, not approval.

Mr. Kopicki advised the Berks County Planning Commission review has been received which was required for plan approval. The plan has met Maidencreek Township Authority (MTA) compliance with the Sewer Enforcement Officer's (SEO) evaluation of the existing sewage system. The on lot system appears to be functional. The other side of the MTA compliance was showing the placement of all existing and proposed water lines on the plan. Mr. Witman advised the lines have been added. Mr. Kopicki asked that lighting photometrics be provided for review. He asked that the 5000k light which is a cool blue be changed to a 3000k warm light. It is less lumens, but it is a warmer light. Mr. Zimmerman and Mr. Witman will work on changing the lights and getting the photometrics to Mr. Kopicki. The final item is the plans will need all endorsements for final plan approval and it should be noted as a three plan set with all plans being recorded.

A motion was made by Brad Pflum to approve the waiver for the installation of sidewalks per section 19034B. The motion was seconded by Joel High and hearing no questions on the motion, it passed unanimously.

A motion was made by Brad Pflum to approve the waiver and recommend to the Board of Supervisors to review the plan as preliminary/final pursuant to the conditions of the Systems Design Engineering review letter of January 31, 2017. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve the preliminary/final plan subject to the review letters from Great Valley Consultants (GVC) on December 6, 2016 and Systems Design Engineering (SDE) on January 31, 2017 and the consolidation deed is recorded. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

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

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Meagan Dompkowski  
Recording Secretary