

Maidencreek Township Planning Commission
Wednesday, January 6, 2010

Attending: Jim Schoellkopf, Jr., Joel High, David Anspach, Matt Davenport, Eugene Orlando, Jr. – Orlando Law Office, Karen Pollock– Systems Design Engineering, Inc., David Brown (in advisory capacity), Diane Hollenbach – recording secretary

Guests: Jason Nix, Michael Hartman, Craig Momose, Terry Manmiller, Henry Koch

Jim Schoellkopf called the Maidencreek Township Planning Commission reorganization meeting to order at 7:30 p.m. in the Maidencreek Township Municipal Building.

Election of Officers

A motion was made by David Anspach, seconded by Joel High, to appoint James Schoellkopf, Jr. as Planning Commission Chairman for 2010. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

A motion was made by David Anspach, seconded by Matt Davenport, to appoint Joel High as Planning Commission Vice Chairman for 2010. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

2010 Meeting Dates

David Anspach asked the Commission if they would like to reschedule the December meeting, since it fell during hunting season and a few of the Commissioners would not be present. The Commission agreed to reschedule the December meeting from December 1 to December 7, 2010. There was discussion about the July and November meetings as well. The Commission agreed to check if Commissioners could attend those meetings in June.

A motion was made by David Anspach, seconded by Joel High, to authorize the secretary to advertise the Planning Commission meeting dates as the first Wednesday of each month beginning at 7:30 p.m. with the exception of the December meeting, which will be held on December 7, 2010. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

Having no other business, a motion was made by David Anspach, seconded by Joel High, to adjourn the reorganization meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried. Meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
	Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
	Park & Recreation	Patrick Donovan	Dan Miller
	Authority	Zoning Hearing Board & Alt.	

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Guests: Jason Nix, Michael Hartman, Craig Momose, Terry Manmiller, Henry Koch

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:35 p.m. in the Maidencreek Township Municipal Building.

APPROVAL OF THE AGENDA

A motion was made by Joel High, seconded by David Anspach, to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Joel High, seconded by David Anspach, to waive the reading of the December 2, 2009 regular meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

ACCEPTANCE OF PLANS

A motion was made by Matt Davenport, seconded by Joel High, to accept the Land Development Plan entitled "Can Corporation of America Warehouse Expansion" for review. The Chairman asked for public comment on the motion. Hearing none, Jim Schoellkopf, Jr., Joel High and Matt Davenport voted, "Aye." David Anspach abstained. Motion carried.

COMMUNICATIONS – The secretary distributed to each Commissioner a W-2, W-4 forms for 2010, Ethics Statements (due May 1, 2010) and a flyer on the Subdivision Course at Albright College.

PUBLIC COMMENT – None.

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

Karen Pollock of Systems Design Engineering, Inc. updated the Commission on the Board of Supervisor action on Monday, January 4, 2010 to grant an extension of time to the review period for the Villa at Maidencreek Land Development Plan. The review period for the assisted living facility proposed at the intersection of Hoch Road and Park Road was extended until May 4, 2010.

Diane Hollenbach told the Commission that on Tuesday, a time extension to the review period had been submitted for the Corrado Commercial Land Development Plan.

A motion was made by David Anspach, seconded by Joel High, recommending that the Board of Supervisors grant the Developer's request for a time extension to the review period for the Corrado Commercial Land Development Plan until May 13, 2010. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

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PLAN REVIEWS

Villa at Maidencreek Land Development Plan – Karen Pollock stated that after discussion with Gene Orlando, Township Solicitor, there will not be a need for a trust agreement for the facility because the property is under one ownership. Ms. Pollock then discussed the rest of the January 6, 2010 review letter with the Commission and the applicant.

Michael Hartman of McCarthy Engineering submitted a written waiver request for the project. Waivers are being requested to section 305 of the Storm Water Management Ordinance to not require ground water infiltration because of the site geology and concerns about sinkholes and to section 503.M.3 of the Subdivision and Land Development Ordinance to not require installation of sidewalks along Park Road. Mr. Hartman stated that instead the developer will install internal walkways and a connective walkway between the site and the adjoining shops. Ms. Pollock stated that written acknowledgement from the adjoining property owner should be submitted to the Township.

Plans must be submitted to and approved by the Maidencreek Township Authority. Mr. Hartman stated that he will be attending next week's meeting of the Authority to discuss calculation of EDU's. The Erosion and Sedimentation Plan has been submitted to the Berks County Conservation District (BCCD). Mr. Hartman had a preapplication meeting with a representative from the BCCD.

Landscape screening is required to be five feet from any property line. This includes easements. Because the area being landscaped is very tight and includes a retaining wall and underground storm water storage, Mr. Hartman asked if he could submit a landscape proposal that would have different plants that did not spread as much and modify the spacing of the plantings. The Commission was agreeable to this.

An Operation and Maintenance Agreement will be needed for the storm water system. Mr. Orlando asked Mr. Hartman to send him an email requesting a sample O & M Agreement.

General comments included the need for a traffic impact study on Park Road, submittal of the retaining wall design to insure that the wall tiebacks did not encroach or interfere with the Penn DOT right of way, the need to address the lighting plan review comments from Stan Stubbe and a request for clarification of the turning radii on the site. Mr. Hartman agreed to send Ms. Pollock the turning radii templates for her review.

Mr. Hartman asked if the developer could resubmit the plan as a preliminary plan for the February meeting. He would then request conditional plan approval while they hold discussions with the Maidencreek Township Authority and submit their planning modules to the PA DEP. The Commission agreed that they could resubmit as a preliminary plan.

Can Corporation of America Warehouse Expansion – Mr. Koch, solicitor for Can Corporation of America, did not wish to make a presentation at this meeting. The review letter for the project was accepted by the Commission and discussion tabled.

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SOLICITOR'S COMMENTS – The solicitor updated the Board on the progress made so far on the Codification of Township Ordinances and the Joint Comprehensive Plan.

OLD BUSINESS

2009 Annual Report – Dave Brown asked that “Review of Outdoor Furnace Regulations” be added to the report and that under goals the Commission include, “Establish communication with Penn DOT and the Reading Area Transportation Group in order to provide input on the plan to improve Route 222 in Maidencreek Township.” Mr. Brown felt that this road improvement would have a strong impact on the community.

Revisions to the Zoning Ordinance – The Commission decided that each member and Mr. Brown should email or submit on paper their comments on the Zoning Ordinance revision to Diane Hollenbach. Ms. Hollenbach will compile a list of items that need to be addressed.

NEW BUSINESS - None

Having no other business, a motion was made by David Anspach, seconded by Joel High, to adjourn the regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried. Meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
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