

Maidencreek Township Planning Commission
January 3, 2018

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

Guests: Diane Hollenbach, Stephano Folino, Rob Hain

James Schoellkopf Jr. called the January 3, 2018 Reorganization 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.

Oath of Office

Matt Davenport and David Brown were sworn in.

Election of Officers

A motion was made by Matt Davenport to appoint James Schoellkopf as Chairman. 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 appoint Matt Davenport as Vice Chairman. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

2018 Meeting Dates

A motion was made by Brad Pflum to authorize the advertisement of the meeting dates for 2018. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

James Schoellkopf called the Regular Meeting to order at 7:02 p.m.

Approval of the Agenda

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

Communications – None.

Public Comments and Questions – None.

Business:

Berkshire Builders Warehouse – Rob Hain presented revised preliminary plans for the Berkshire Builders Warehouse. The proposed macadam is going to be for the driveway entrance and there will be gravel access around the building. A gate is proposed across the driveway around 100 feet in from the road. The frontage of the lot will be dressed up with additional shrubbery and landscaping surrounding the driveway and signage. The Commission would like to see some evergreen or deciduous trees and ensure the gate looks presentable as well. The lighting plan was presented. Ed Kopicki would like to see another light at the building entrance. Brad Pflum addressed his concern about the the ADA spot being gravel and not paved. The building inspector would discuss this concern further with Mr. Folino and Mr. Hain.

Rob Hain is asking for a recommendation for preliminary plan approval.

A motion was made by Matt Davenport to make a recommendation to the Board of Supervisors for approval of preliminary plan approval subject to satisfaction of SDE's January 3 review letter which is incorporated by reference and the approval of the Berks County Conservation District Erosion and Sediment Control Plan. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

73 Water Street Variance – Timothy Church of 73 Water Street would like to run a small auto business out of his home. Mr. Church is requesting a variance from Section 220-66A of the Zoning Ordinance. Section 220-66A covers any home-based business, but excludes automotive sales or repair. The Commission believes an auto dealer and/or repair shop is not consistent with the use of the overlying district. It is also a concern that additional variances from additional sections of the Zoning Ordinance may be required.

A motion was made by Brad Pflum to send comments to the Zoning Hearing Board stating that the use of an auto dealer and/or repair shop is not consistent with the use of the overlying zoning district and there is concern that there might be additional sections of the Zoning Ordinance that relief would need to be granted from. A motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

GSP Variance & Special Exception – The developer is requesting a special exception in order to go up to the maximum square footage of the buildings because the area is zoned CR. The buildings would be 2,958 square feet. The Commission does not oppose the special exception for the square footage of the buildings.

A variance from Section 220-61E(5)(c) is being requested because the plan is currently deficient in parking. A variance from Section 220-38(A) is being requested to allow the impervious cover to be 44.5% instead of the required 35%. A draft ordinance was presented to correct Section 2220-38(A) Impervious Cover for consideration. The draft ordinance also notes what kind of notice needs to be given for Zoning Hearing Board hearings. The draft ordinance would amend the Zoning Ordinance pertaining to impervious cover and also specify the Zoning Hearing Board hearing notices be sent via 1st class mail and to property owners within 1,000 feet of the property.

A variance from both Section 220-61(K)(6) and Section 220-61(K) is being requested because the proposed driveway is 32' which allows a 12' wide loading area along the driveway. The driveway would be 20' which still allows for two cars to pass one another. The Commission is concerned that the loading zones are not designated. The plan loosely reads that the loading zone is wherever a truck can park along the driveway.

The Commission is not opposed to the variance for the parking or impervious cover, however they are not in agreement with a variance for the loading zones.

A motion was made by Matt Davenport to authorize the Township Manager draft a letter to the Zoning Hearing Board stating the Planning Commission's concern that relief from the loading zone section of the Zoning Ordinance is not appropriate in this use. 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 make a recommendation to the Board of Supervisors to pass the proposed draft ordinance as submitted and reviewed. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

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

The meeting was adjourned at 8:19 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary