

Maidencreek Township Planning Commission  
January 4, 2017

Present: James Schoellkopf, Jr., 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

James Schoellkopf called the January 4, 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.

Joel High and Randy Hauk were sworn in.

**Reorganization:**

**Chairman**

A motion was made by Matt Davenport to nominate James Schoellkopf for Chairman, seconded by Brad Pflum. Hearing no questions, the motion passed unanimously.

**Vice Chairman**

A motion was made by Brad Pflum to nominate Matt Davenport as Vice Chairman, seconded by Joel High. Hearing no questions, the motion passed unanimously.

**Advertise 2017 Meetings**

A motion was made by Joel High to authorize the Township Manager to advertise the 2017 meetings as the first Wednesday of the month at 7pm, seconded by Matt Davenport. Hearing no questions, the motion passed unanimously.

A motion was made by Matt Davenport to close the reorganization meeting, seconded by Joel High. Hearing no questions, the motion passed unanimously.

**Approval of the Agenda**

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

**Approval of Prior Meeting Minutes**

A motion was made by Matt Davenport 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 a letter to the commission from the Redevelopment Authority of the County of Berks regarding 115 Grove Road. The letter is looking for the Planning Commission to certify 115 Grove Road is blighted, a recommendation stating the appropriate reuse of the

property and a confirmation as to whether or not disposition of the property for residential or related use would be in accord with the comprehensive plan of the Maiden Creek Township. Diane advised the property is zoned, was being used, and is residential in the comprehensive plan.

A motion was made by Brad Pflum to authorize the Township Manager to communicate to the Redevelopment Authority affirming the property is blighted and the appropriate use will be residential. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

**Public Comments and Questions** – None.

**Business:**

**8832 Allentown Pike Variance Request**

A public zoning hearing has been scheduled for 8832 Allentown Pike on January 17, 2017. The property is located in the agricultural zoning district of the Township. The applicant is appealing the zoning of the property and is seeking a special exception from Section 220-82(C)(2) of the Maiden Creek Township Zoning Ordinance. The property would be used as a gym/training facility with limited sales of health/nutrition food items and supplements.

The Board of Supervisors had a concern with erosion that is impacting the Heffner Tract behind the property. The farmer has requested something be done regarding the erosion since ownership is changing. The second concern was that the use would evolve into retail and that some form of condition should be placed on the property that Mr. Miller will do exactly what he states.

A motion was made by Matt Davenport to communicate to the Zoning Hearing Board the Planning Commission's support of the application for a use variance for 8832 Allentown Pike subject to consideration of recent storm water complaints related to the subject property. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

**Stoney Creek Rentals**

Bill Witman presented a revised plan for Stoney Creek Rentals. Ed Kopicki spoke about a review letter from Great Valley Consultants from December regarding some concerns with the plan. One item was the subject property is a combination of tract 1 and tract 2 and it is recommended the two parcels be combined as part of the land development plan and recorded as such. The two parcels should be shown on the plan and it should be noted on the plan about combining the parcels. Mr. Witman will note combination on the plan as requested. Parking for the property was not shown on the plan and the spaces must be marked on the plan. The retail use was designated specialty retail and the plan shows enough parking spaces for that designation. The plan shows 23 parking spots when only 22 were required. Mr. Witman has noted the necessary requirements for parking. Screen plans were also required along the property boundaries and are now shown in the plan. Parking exists along Guldin Road for the purpose of customer and moving truck parking. The parking area allowed customers to reverse onto Guldin and allowed rental vehicles to be stored within the front yard of the property which was not permitted. A note

is now on the plan that states no commercial vehicles will park in that area. Matt Zimmerman advised the moving trucks are no longer an issue since they were discontinued. He advised only employees will be parking there. Mr. Witman will note the area is for employee parking on the plan.

Ed Kopicki advised that a waiver has been submitted that is requesting this review be a preliminary/final review. A preliminary/final plan will sit until it is approved. Mr. Witman informed the waiver was due to time. It would be preferable to start the work sooner than later. The plans are also subject to the review of the PA Department of Transportation and the applicant must verify that the land development does not require revisions to the HOP for the driveway. The driveway is a minimum use driveway which means it is less than 25 trips by one vehicle. Mr. Witman proportioned the trips there was 48 trips in one driveway and 60 in the other driveway. The property may be subject to the installation of sidewalks to accommodate pedestrian access. A waiver request was submitted for sidewalks. The Board agreed sidewalks were not necessary for the property. The plan did not address exterior lighting of the property and the response was to take care of lighting during the permit process. It is noted on the plan that lights will comply with the Township ordinances. Wall packs are shown on the original building plans in addition to the existing pole lights. Mr. Witman will add the wall pack data to the plan.

Maidencreek Township Authority gave Stoney Creek Rentals a sewer application form. It is an evaluation where the Sewer Enforcement Officer (SEO) would come out to inspect existing system. Stoney Creek Rentals has on-lot systems and are greater than 150 feet from existing sewer. It is an on-lot sewer system/change of structure application. The application must be completed and submitted to the Authority and the SEO must make certain that the existing system can serve the proposed building addition. The complete location and existing on-lot sewer system should be shown on the plan to verify there is no conflict with proposed building. The complete location of the existing well and water system should be shown on the plan to verify there is no conflict with the proposed building also. Mr. Witman will add these revisions to the plans and follow through with the appropriate parties to complete the application.

Matt Davenport would like a review letter before making a motion to the Board of Supervisors recommending approval of the plan. Mr. Witman is willing to get the necessary information needed from Mr. Kopicki to make the necessary revisions before writing a review letter. The Board agreed to hold off on approving the waivers until the necessary revisions are made and a review letter has been written. The Board agreed to allow the appropriate parties to begin the review and permitting processes.

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

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

*Meagan Dompkowski*

Meagan Dompkowski  
Recording Secretary