

Maidencreek Township Planning Commission  
Wednesday, May 4, 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, Diane Hollenbach Township Manager

Jim Schoellkopf, Jr. asked everyone to rise for the Pledge of Allegiance and then called the Maidencreek Township Planning Commission meeting to order at 6:50 p.m.

**APPROVAL OF THE AGENDA**

A motion was made by David Anspach, to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. Joel High seconded the motion. Hearing no questions on the motion, it passed unanimously.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by Matt Davenport to accept the prior meeting minutes as presented. David Anspach seconded the motion. Hearing no questions on the motion, it passed unanimously.

**COMMUNICATION** – Diane Hollenbach provided the Commission with the PSATS Planners Newsletter and a copy of a Power Point presentation about population and job growth in Berks County. Mrs. Hollenbach asked the Commissioners who had not already to submit their 2015 ethics statements.

**PUBLIC COMMENT AND QUESTIONS** – None

**BUSINESS**

**Maidencreek Crossing** – Diane Hollenbach showed the Commission a concept plan for townhouses on the Maidencreek Crossing commercial tract. The developer’s next step would be to come in to the Planning Commission with a sketch plan and propose a change to the zoning ordinance for a residential overlay district in the commercial zoning district. The Commission discussed the concept of a mixed commercial use like the Exton Towne Center. Mr. Orlando suggested that the Commission determine the amount of future growth for residential development in the township. Richmond Township and Fleetwood Borough future growth should be included, since there is a joint comprehensive plan.

**384 Evansville Road Planning Module** – The Commission asked if the Planning Module was complete. Diane Hollenbach stated that the Planning Module appeared complete except for section 4a that the Planning Commission was required to submit and the Board of Supervisor’s resolution. The property received a conditional use approval with eight conditions for the assisted living use. This process answered many of the Commission’s previous questions. The Commission took no

action on the modules until it could be determined if a land development plan was required in conjunction with a planning module.

**Zoning Ordinance** – The Commission discussed the revision to the zoning ordinance. In the Commercial Residential (CR) zoning districts, assisted living facilities and multifamily residential uses require connection to the public water and sewer system. Because some of the CR zoning district falls outside the public sewer and water area, it would be improbable that a property owner could comply with the requirement. The Commission discussed changing the zoning of these CR zoned properties on Maidencreek Road and Route 222. Such a change would create setback issues and use issues because the properties would be non-conforming.

A motion was made by Brad Pflum to recommend the Board of Supervisors modify the draft zoning ordinance sections 220-69.f.1 and 220-79.f.1 and remove the requirement to connect to the public water and public sewer system. Matt Davenport seconded the motion and hearing no questions, the motion passed unanimously.

**ADJOURNMENT** - Having no other business, a motion was made by David Anspach to adjourn the regular meeting. The motion was seconded by Joel High. Hearing no questions on the motion, it passed unanimously. Meeting adjourned at 8:50 pm.

Respectfully Submitted,

Diane Hollenbach, Manager