

Maidencreek Township Planning Commission
May 2, 2018

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

Guests: Diane Hollenbach, Tom Unger, Tom Psarros, Scott Miller, Rob Hain

James Schoellkopf Jr. called the May 2, 2018 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 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 David Brown to approve the prior meeting minutes as presented. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Communications – None.

Public Comments and Questions – None.

Business:

GSP Properties Final Plan – Scott Miller advised the preliminary plan has been submitted as a final plan, but upon further analysis there is an issue with the proposed storm water management system. The proposed plan was a large infiltration bed under the proposed driveway. A further review concluded there is a higher chance of sinkholes in the area than was thought earlier. The new proposal is to pipe the storm water off site into the Willow Creek. The new proposal would require waivers from the Township's storm water management ordinance.

Tom Psarros advised he has met and spoken to the members of the Georgetown Village homeowners' association. The members were not opposed to upgrading the 1-inch water line to an 8-inch line that ties back to Independence Court. They were also not opposed to the new proposal to manage the storm water. SDE is not opposed to the new storm water management proposal.

Mr. Miller is asking for waivers from Section 182-13 Groundwater Recharge, Section 182-15 Streambank Erosion Requirements and Section 182-16 Storm Water Management Districts. Gene Orlando briefly reviewed the storm water ordinance and advised he does not believe the Planning Commission has the authority to waive parts of the storm water ordinance. He will review the ordinance further and advise when he has an answer.

Ed Kopicki went over a few of the administrative items from SDE's April 30, 2018 review letter.

Mr. Miller is looking for a recommendation to the Board of Supervisors for conditional final plan approval. Gene advised the Planning Commission could not approve a plan that allows a discharge across someone else's property without the documentation stating permission was granted to do so. The storm water ordinance needs to be reviewed before the waivers can be addressed. Tom Unger advised recommending a waiver to the Board of Supervisors without seeing a design would not be in their best interest. No action was taken on the matters discussed.

Maidencreek TV & Appliance Zoning & Permit Plan – Ed Kopicki advised the plan would need a waiver from Section 220-42 Maximum Impervious Cover and Section 220-42 Rear Yard Set Back. The front yard set back is incorrectly drawn and should be 5-foot more, but this does not impact the plan. Ed advised the landscape areas should be protected from vehicles by using curbing, wheel stops, or other approved barriers. Rob advised currently the plan sheet flows without the barriers and the barriers could possibly hinder the sheet flow of water, but he will look into it. Ed suggests back shielding be provided for the parking lot lights and the entrance light lumens be reduced or at least have a shield on the front as well. The swale design should ensure that there is no interruption to the flow across the driveway in order to avoid ponding and icing.

The Authority is suggesting to connect into the line that runs behind Maidencreek TV on Quarry Road. Rob Hain needs to conduct a cost analysis and see if the easements will be acquired easily. The Authority will need to approve the water and sewer design prior to construction.

Gene Orlando would like a plan to be recorded. Gene will advise Rob what he needs to get this accomplished. No action was taken on the matters discussed.

Berkshire Building Services Final Plan – Berks Surveying and Engineering has submitted a letter requesting a time extension until July 13, 2018 to review the previously submitted final plan.

A motion was made by Matt Davenport to recommend to the Board of Supervisors an extension of time for review based on Berks Surveying and Engineering letter dated April 30, 2018. The motion was seconded by David Brown and hearing no questions on the motion, it passed unanimously.

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

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary