

Maidencreek Township Planning Commission

May 1, 2019

Present: James Schoellkopf Jr., Matt Davenport, Jason Bailey, Randy Hauk, Christopher Garrell – Orlando Law Office, Ed Kopicki – Systems Design Engineering, and Katelyn Gruber – recording secretary

Guests: Diane Hollenbach, Dan Graybill

James Schoellkopf Jr. called the May 1, 2019 Regular Meeting of the Maidencreek Township Planning Commission to order at 7:02 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 Jason Bailey 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 Randy Hauk and hearing no questions on the motion, it passed unanimously.

Communications – Willow Creek Greenway Grant

Diane Hollenbach gave a short description of the project to the Commission. Matt Davenport believes it is in the best interest of the Township to do this project to preserve the integrity of the stream corridor. Jason Bailey commented that it was long overdue and it is a very valuable project.

A motion was made by Matt Davenport in support of the proposal seeking the subdivision of the Garcia Tract for the Willow Creek Greenway Grant. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

A motion was made by Jason Bailey to contact 233 West Walnut Tree Drive to obtain land around stream to include in Willow Creek Greenway Grant. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

Public Comments and Questions – Discussed under Business (115 Grove Road) on the Agenda.

Business:

115 Grove Road – Dan Graybill, Berks Surveying and Engineering. The property is owned by Habitat for Humanity, who obtained a lot area zoning variance from the Zoning Hearing Board. Habitat for Humanity is proposing to build a duplex similar to the Jantz Subdivision that is the property next to 115 Grove Road. Ed Kopicki questioned if the E & S plan was submitted to the Berks County Conservation District. It was submitted on April 15, 2019. The Berks County Planning Commission was sent a copy of the plan in the beginning of April.

One additional water and sewer EDU is needed; there is one existing. Ed Kopicki does not feel that a planning module is needed. Jason Bailey asked for a note stating no basements. Dan Graybill stated it is note 30 on the plan.

A motion was made by Matt Davenport to approve the wavier to section 190-15 of the Code of Maiden creek Township to allow location map as drawn. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to approve the wavier to section 190-32 of the Code of Maiden creek Township to allow the existing cart way width. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to approve the wavier to section 190-36 of the Code of Maiden creek Township to allow steel pins on lot lines. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to approve the wavier to section 190-37A3 of the Code of Maiden creek Township to accept as drawn the lot depth to width ratio. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to recommend to the Board of Supervisors to grant final plan approval to the Grove Road Subdivision Plan; pursuant to the conditions of the Systems Design Engineering review letter of April 29, 2019, which is incorporated by reference. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

5G and Small Cell Facilities – Ed Kopicki distributed a revised copy of the Proposed Code Amendment to Section 220-81 Wireless Communication Facilities addressing 5G and Small Cell Facilities. The Commission discussed the changes Mr. Kopicki made, including the suggestions from last meeting. Ed Kopicki could not find any suppression devices, as discussed at the last meeting. Wording was added that should new technology arise; old technology should be replaced. A 14-foot minimum height for the units was placed in the ordinance. Gene Orlando stated the Commission should be careful of what standards are put in place as far as setbacks. The Planning Commission cannot make it impossible for the devices to be placed without meeting setbacks. Mr. Orlando suggested dictating specific roads the devices could be placed. Jason Bailey asked if they could limit placement to Rt. 222 and Park Road for new poles. Matt Davenport would like to see Industrial areas or Rt. 73 use existing poles. Mr. Kopicki will review the setbacks with Bruce Heilman.

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 7:52p.m.

Respectfully Submitted,

Katelyn Gruber
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Recording Secretary