

Maidencreek Township Planning Commission  
November 1, 2017

Present: James Schoellkopf Jr., Brad Pflum, Randy Hauk, Christopher Garrell – Orlando Law Office, Ed Kopicki – Systems Design Engineering, and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach

James Schoellkopf Jr. called the November 1, 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.

**Approval of the Agenda**

A motion was made by Brad Pflum 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** – The Commission was presented with a letter from Joel High stating he was resigning from his position on the Planning Commission.

**Public Comments and Questions** – None.

**Business:**

**Schlouch Variance**

Schlouch currently has a storage yard in the back of the property. They are proposing a storage building in the one corner and a 3 sided lean-to structure which would be open to the inside. The R-2 zoning line cuts through the back of the corner where the buildings are proposed. The buildings would be in non-compliance of zoning. Schlouch is looking for variances from certain sections of the Maidencreek Township Zoning Ordinance from the zoning hearing board.

The Commission does not believe the variances would be an issue and the storage structures would enhance the property. The Commission raised a concern about the management of the water coming off the gutters on these structures and how Schlouch plans to manage the water runoff. The height of the structure was not noted on the plan. The Commission recommends the structure height comply with the guidelines for that zoning district and stay below the tree line to avoid problems with the neighbors. The Commission recommends Schlouch also continue to maintain and replace any trees that build the screening barrier.

**363 E. Wesner Variance**

The property owners at 363 E. Wesner are proposing to build a new deck and are asking for a variance from the Maidencreek Township Zoning Ordinance. The property is located in the R-2

Residential District and the drawing indicates the deck will be 10 feet, 7 inches from the property line. The Zoning Ordinance states accessory structures minimum side yard is 15 feet minimum. The proposed plan does not comply with the side yard setback.

Brad Pflum referenced Section 220-57 Exceptions of the Zoning Ordinance about projections into yards. The section states that provided that such terraces, patios, and open porches or decks are not enclosed, not closer than 10 feet to any lot line, except a lot line which is a projection of a common wall, and do not project into any required front yard then they meet this provision. This provision does not apply to R-2A zoning district. If the deck is considered an open or unenclosed deck, then under this exception there is seven inches to spare and a variance would not be needed. The section states further that provided uncovered stairs or landings do not exceed 3 feet 6 inches in height, do not project more than 5 feet into any required yard and are not located closer than 6 feet to any lot line.

The Commission is recommending Orlando Law Office look at Section 220-57 and see if there is need for a variance. The Commission is also not opposed to granting a variance if it is required.

### **GSP Properties Sketch Plan**

A plan was submitted by Stackhouse Bensinger Inc. for proposed office/storage buildings at 8508 and 8520 Allentown Pike, Blandon, PA 19510. The properties are both located in the CR or Commercial-Residential District. The intended use is an office space with an attached accessory storage area. The buildings are proposed to be 2,958 sq. ft. if there is no Mezzanine Office area. If a Mezzanine Office area is on either unit, then a variance from Section 220-39B would be required. The calculation for the parking is not per the Ordinance. The total spaces required without a mezzanine is 5 and if there is a mezzanine office area, then 6 spaces are required. The plan indicates the impervious coverage is 44.5% and would need a variance to be in compliance. Loading zones are required, but are not shown. The business uses must comply with Section 220-63 in regards to performance standards.

Ed Kopicki found a possible error on the Maiden creek Code for commercial uses and residential and commercial uses in regards to maximum extent of impervious surface. The commercial use figure is 45% and the residential and commercial use figure is 35%. He believes these should be switched and this plan needs a variance based on this possible error.

The Commission believes the plan is a good start, but still needs some work.

### **Backyard Chicken Draft Ordinance**

A sample draft Residential Chicken Ordinance was presented for comment. The resident would need a permit and an application. Roosters would not be allowed. The draft states per ¼ acre of area 4 chickens would be permitted with a maximum of 6 chickens per lot up to one acre. The coops would need to be maintained and the chickens may not run free. The safety of the chickens would be the permittee's responsibility.

The Commission was opposed to a chicken ordinance in the Township for properties with less than an acre.

A motion was made by Brad Pflum 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 8:36 p.m.

Respectfully Submitted,

*Meagan Dompkowski*

Meagan Dompkowski  
Recording Secretary