

Maidencreek Township Planning Commission
September 5, 2018

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

Guests: Diane Hollenbach, Rob Hain, Stefano Folino

James Schoellkopf Jr. called the September 5, 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.

Jason Bailey was sworn in as a Planning Commission member.

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 Randy Hauk 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:

Berkshire Building Services Warehouse – Rob Hain presented the revised plans for Berkshire Buildings Services Warehouse. The drainage channel across the front of the property parallel to W. Wesner was determined to be a regulated water course. Rob advised due to the channel being a regulated water course, they had to go through the process of 105 regulations to get the pipe underneath the driveway. The pipe moved slightly and some slight modifications were made on the plan, but overall the plan did not change.

Ed Kopicki advised there are some administrative items that need to be addressed yet. Rob will be working with the Township and the professional staff to get the improvement agreements and other necessary documents in place. Mr. Hain advised the permit they submitted to the Berks County Conservation District has now been converted from an individual permit to a general permit. The Conservation District has completed their review and has no comments, but DEP still has not reviewed or commented on the permit. Rob Hain advised an approval letter will be issued once both parties have completed their reviews.

Maidencreek Township Authority has completed their review and SDE advised the proposed connections appear favorable. The Authority Board will have to grant final approval prior in order to receive final plan approval from the Township Supervisors.

A motion was made by Matt Davenport to recommend to the Board of Supervisors plan approval conditional upon the satisfaction of Systems Design Engineering's September 1, 2018 review letter. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

8009 Allentown Pike – Diane Hollenbach presented a notice from the Zoning Hearing Board for the property at 8009 Allentown Pike, Blandon, PA 19510. The applicant is requesting a variance to allow used cars to be sold in what is zoned as CR district currently. The property would strictly be car sales. The cars would be in working order and inspected. The applicant states no repairs will be done on the lot also.

The Commission has some questions and concerns and would like to see a sketch. The Commission asked Diane Hollenbach if she could delay the hearing to allow more time for review. The members agreed making a comment now would be difficult without more information in hand.

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 7:24 p.m.

Respectfully Submitted,

Meagan Boyer

Meagan Boyer
Recording Secretary