

Maidencreek Township Planning Commission  
January 4, 2023

Present: Jason Bailey; Dave Brown; Matt Davenport; Randy Hauk; James Schoellkopf; Hunter Ahrens, Township Manager; Christina Hafer, Secretary, and Tom Unger, Engineer.

Guests: Carl Weston, and Dan Miller from Blandon Fire Co.

Jim Schoellkopf Jr. called January 4, 2022, Reorganization 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 to the Flag.

**Election of Officers**

A motion was made by Jason Bailey to appoint James Schoellkopf Jr. as Chairman. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Dave Brown to appoint Matt Davenport as Vice Chairman. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

**Approval of the Agenda**

A motion was made by Randy Hauk to approve the agenda as presented. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

**Public Comments – None**

**Hearings and Approvals**

**Comments from the Commission**

Jim Schoellkopf Jr. asked Tom Unger if he was working on the Overlay District in C-1 Zoning to Allow Multi-Family Housing. Mr. Unger stated SDE is working on the overlay and will have a draft for the Commission to review at the February meeting.

**Maiden Creek Associates Land Development Plan Extension**

A motion was made by Jason Bailey to recommend the Board of Supervisors to grant Maiden Creek Associates Land Development Plan Extension through March 3, 2023. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

**Approval of Regular Meeting Schedule Dates and Time**

A motion was made by Jason Bailey to approve the meeting date as the 1st Wednesday of the month at 7:00 p.m. for 2023. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

**Approval of Prior Meeting Minutes**

Meeting Minutes will be presented next meeting.

**Business:**

Review and accept the 2022 Annual Report. The Board agreed with the 2022 Annual Report and Jim Schoellkopf Jr. signed the report.

Maidencreek Township Planning Commission  
January 4, 2023

Review of Proposed Zoning Changes to C-2 Regional Commercial District. Mr. Unger presented and went through the ordinance draft for the Park Road Overlay District with the Planning Board, which consisted of lot size, building height, and setbacks. Mr. Brown asked about the wording on building height when including the basement. Mr. Unger clarified there is a definition for a basement, the basement is considered a story, over six feet, and a cellar is under six feet and not considered a story. He continued about the yard areas separating structures from parking areas other than on-lot parking spaces for individual townhouse units would be 15 feet. Mr. Unger then went over the open space comprised of areas not less than 50 feet in width. The Planning Board decided not to act on the draft due to not having significant changes in the ordinance. Mr. Unger will send an electronic version of the final draft ordinance to Mr. Ahrens.

Tom Unger discussed the Industrial District 220-48 Permitted Use Ordinance with the Planning Board, starting with Section 2, Uses Permitted by Conditional Use outlining the description of Outdoor Storage of a business, wholesale, and warehouses. Mr. Unger also went over Ordinance 220-46 Design Standards with the Planning Board. He stated in section F added the height of structures for human occupancy may not exceed 50 feet. He also indicated in section 220-57B(1) height limitation in each district does not apply to structures like chimneys, belfries, and cupolas structures typically located above roof level not intended for human occupancy, and the height limitation of structures that are specified under section 220-57B(2). Jason Bailey questioned the existing sections of the ordinance. Mr. Brown also questioned stating changing some of the wording with the existing section of the ordinance. The discussion continued about the ordinance; about removing some of the wording of the existing ordinance. Mr. Unger asked if there was an issue with the Fire Department going from a 35-foot structure to a 50-foot structure. Dan Miller confirmed there would not be a problem reaching a 50-foot structure if something would arise. Mr. Ahrens added the Regional District, that possibly through the special provision or conditional use will give you checks on what is proposed. The discussion continued with other areas would be in the future building a structure 50-foot. Mr. Unger stated C-1 and C-2 allow for a 35-foot structure but only C-2 zoning allows for an exception. The Planning Board agreed to leave the ordinance as it is.

**Reports:**

Township Engineer, Tom Unger: Mr. Unger discussed with the Planning Board the Small Wireless Facilities Deployment Act 50 which was not on the agenda for this evening. Mr. Unger stated this is to boost 5G, and are not high towers but are put on a pole near the street or sidewalk right-of-way. He stated he would need to talk to legal counsel about what section of the ordinance is to be located. He asked the Board to look over the information and have a more in-depth discussion next month.

Jason Bailey asked about the No Parking discussion at the Board of Supervisors meeting. Mr. Ahrens provided a copy to Eric Frey, Solicitor, working with Chris Gerber, NBRPD Solicitor about adding Schaeffer Road and Route 222 to the No Parking ordinance. This is to standardize Maidencreek Township, Leesport Borough, and Ontelane Township's No Parking ordinance for NBRPD for consistency.

Maidencreek Township Planning Commission  
January 4, 2023

Dave Brown asked what the process is for changing a road name, giving an example of Ridge Road and Brown Road, and how it is split between two townships. Mr. Ahrens explained addressing is under the township's authority which is jointly accessed by the 911 DES call center. Mr. Ahrens stated he would send an email about the situation.

Review of Township-Wide Landscaping Ordinance. Mr. Ahrens spoke about examples from SDE and Union Township working together, adding that for conditional use hearings, this would beautify the area with landscaping. Jason Bailey addressed how he disagrees with the “fee-in-leu-of” in the ordinance for recreational open space. Mr. Ahrens spoke about having more parks than manpower to manage them. Mr. Bailey stated he would like to see open spaces with more trees. Tom Unger stated this is an interesting topic, the “fee-in-leu-of” is part of the municipal planning code. He explained how “fee-in-leu-of” came about and what is involved. Mr. Bailey spoke about other townships and how their ordinances work, for example, if one tree is taken down, others need to be planted in its place. Mr. Ahrens stated that the townships Mr. Bailey spoke about are more developed than Maidencreek Township. Mr. Bailey said he would rather see the preservation of nature. Mr. Ahrens asked if we could go back and look at some type of hybrid ordinance for open spaces. Mr. Unger stated there is more research on a hybrid ordinance. The Planning Board continued with the discussion, about replacing dead trees with healthy trees, looking at Cheltenham, Radnor, and Lower Marion Township for tree preservation. Mr. Bailey read the section in the ordinance that suggests evergreen trees which is a buffer tree and replaced with canopy or flowering trees. Matt Davenport spoke about the plant list and how there are several invasive plants and weak wooded trees that should be removed from the ordinance. Mr. Bailey noted the section on fences and asked if we have an actual fence ordinance that talks about type, material, and height. Mr. Unger said they will go over it and get back to the Board. Randy Hauk asked about Land Devoted Recreation Open Space, and is every dedication that will have the township responsible for the maintenance. Mr. Unger stated not necessarily, in some instances the Home Owners Association would take care of maintenance. Mr. Ahrens added we are maintaining nine parks as of now and the cost of grass cutting is roughly \$36,000.00 a year which also is about time management spent on other work like road maintenance and other things that arise like repairs, pressure washing equipment, and adding mulch to play areas. Mr. Unger stated in certain areas of the township, open spaces go back to a natural setting and are not being maintained. The Board continued to discuss open spaces and recreational spaces.

Dave Brown stated he proposed an idea to Senator Judy Schwank to put solar panels on the medium strips of divided highways. The state owns the medium strips and can help fund state roadways. Senator Schwank will propose legislation and will have plenty of support to pass it. Mr. Brown added that she invited him to come to Harrisburg to promote his ideas for legislation.

A motion was made by Jason Bailey 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 8:32 p.m.

Respectfully Submitted,  
Christina Hafer, Recording Secretary