

Maidencreek Township Planning Commission
Wednesday, October 6, 2010

Attending: Jim Schoellkopf, Joel High, David Anspach, Jeff Futchko, Matt Davenport, Eugene Orlando, Jr. – Orlando Law Office, Tom Unger– Systems Design Engineering, Inc., Diane Hollenbach – recording secretary

Guests: Scott Miller, Chris Bradley, Jason Shaner and Brad Smith

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:30 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Dave Anspach, seconded by Joel High, to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Dave Anspach, seconded by Matt Davenport, to waive the reading of the September 1, 2010 regular meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

ACCEPTANCE OF PLANS

Villa at Maidencreek Revision to the Plan of Record – Jason Shaner of McCarthy Engineering presented a revised plan that corrected the location of the clear sight triangle at Hoch Road and Park Road intersection.

A motion was made by Matt Davenport, seconded by Joel High, to recommend, subject to the review of the Township Engineer, that the Board of Supervisors grant final plan approval to the Villa at Maidencreek Revision to Plan of Record. All members voted, “Aye.” Motion carried.

COMMUNICATIONS -The Commission was given information on upcoming classes and a letter from Tornado Recycling.

PUBLIC COMMENT - None.

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

All plans were current.

PLAN REVIEWS

Village at Summit Crest Phase III–The October 6, 2010 Systems Design Engineering Inc. review letter for the plan was distributed and discussed. The plan is revision number 27 and proposes to construct 83 manufactured housing units and a community center with connection to the Maidencreek Township sewer system and a private water system. The plan was granted a special exception by the Zoning Hearing Board on July 13, 2009 and the Planning Commission recommend approval of 17 waivers to the Township Subdivision and Land Development Ordinance and conditional preliminary plan approval for

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the previous plan prior to this revision. The plan was not granted any approvals by the Board of Supervisors and was back before the Commission because the developer made changes to the plan.

Outstanding Items:

- Erosion and Sedimentation Plan
- The property deed contains several purparts. SDE would like to review the most current deed.
- The seventeen waivers are still applicable to the plan, but the Planning Commission upon the advice of their solicitor will rescind their previous recommendation of preliminary plan approval and reaffirm their previous recommendation for the plan waivers should they recommend approval of this revised plan.
- The Summit Crest III Final Plan showing public water should be withdrawn.
- The sanitary sewage on the site requires review by the Maidencreek Township Authority.
- PA DEP Planning module approval.
- The water supply has not been approved by the PA DEP and plans showing this revision should be submitted.
- Retaining wall plans should be certified and comments on the wall's effect on the wetlands should be addressed.
- The Developer confirmed that the 2009 Uniform Construction Code will require installation of sprinklers in the basement if he places a manufactured home on a foundation. It has been suggested that a one and one quarter inch water line is needed to provide adequate pressure to a sprinkler system.

The Developer asked for conditional plan approval and stated that he can not clear trees from the site except between November 15th and March 31st due to the possible presence of the Indiana Bat. Systems Design Engineering will prepare a motion for the next meeting that includes withdraw of the previous recommendation for the waivers, recommendation of the waivers and preliminary plan approval for the latest version of the plan. The Commission took no action on the plan.

SOLICITOR'S COMMENTS – None

OLD BUSINESS

Joint Comprehensive Plan – Jim Schoellkopf updated the Commission on the suggestion of adopting a light industrial overlay district in the Maidencreek Road/Calcium Road area. Diane Hollenbach suggested that the traditional neighborhood design concept was being suggested to Fleetwood Borough and that it may be something to look at for the Villages of Blandon and Molltown.

The Commissioner asked how an overlay district worked. Gene Orlando stated that an overlay can be in one or more zoning districts and does not have to follow an exact boundary line. As an example one ordinance has a Planned Residential Development overlay district across an entire township but the overlay district has a set of criteria, regulations and setbacks that are different from the zoning districts that it overlays. Mr. Orlando suggested that an overlay not be done on just one parcel or only a portion of a zoning district to avoid potential future legal action from property owners in the same zoning district that do not have the benefit of the an overlay district. The Commission asked for a definition of light industrial, traditional neighborhood design and asked that the Berks County Planning Commission (BCPC) be contacted to discuss the transportation planning. The original concept of the

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joint Comprehensive Plan was discussed where each municipality does not have to have every use as long as one municipality has the use and suggested that this also be brought up to the BCPC.

NEW BUSINESS - None

Having no other business, a motion was made by David Anspach, seconded by Joel High, to adjourn the regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried. Meeting adjourned at 8:52 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
	Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
	Park & Recreation	Patrick Donovan	Dan Miller
	Authority	Zoning Hearing Board & Alt.	