

Maidencreek Township Planning Commission
Wednesday, November 4, 2015

Commission Members in attendance: Jim Schoellkopf, Joel High, David Anspach, Brad Pflum, Matt Davenport and David Anspach.

Staff Members in attendance: Gene Orlando, Jr. – Orlando Law Office, Charles Jones – Great Valley Consultants, Diane Hollenbach Township Manager and Shannon Daly-Recording Secretary

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA

A motion was made by Jim Schoellkopf to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Joel High to accept the prior meeting minutes as presented. Matt Davenport seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION - None

PUBLIC COMMENT –

- a.) Mary Heffner and Wilson Heffner from Pleasant Hill Road came forward to explain that about 7 years ago, they had a second home put on their farm property, which was not subdivided. They are inquiring about the possibility of getting a second deed which would separate the house from the farm. After lengthy discussion, the property owners were instructed on how to properly go about achieving their objective, which included hiring a surveyor or consultant and presenting a plan for a minor subdivision.
- b.) A woman named Donna came forward to say she was interested in the property at **384 Evansville Road** to be able to use the property as a women's sober house; not in a professional counseling capacity, but as a transitional residence for women. Brad Pflum inquired how many residents would she house. Donna stated that she did not know how many, but it would not exceed a maximum of twenty (20) women. Use classification discussions ensued. Jim Schoellkopf stated that a determination needs to be made if the use is allowed. Matt Davenport remarked that it's a zoning matter first but after zoning, any modifications to the property would have to be done under the Uniform Construction Code. Water usage and other factors were also discussed, including first making an accurate determination on what the use for the property will be.
- c.) The board spent a considerable amount of time reviewing the 384 Maidencreek Road Planning Module. Mr. Farvardin was present for the discussion. The Planning Module proposes two

potential uses for the property, apartments or assisted living facility. An assisted living facility will require a conditional use. A conditional use has not been applied for at this time. Both the assisted living facility use and apartment use would also need to go through the land development process to determine compliance with the Maidencreek Township Zoning Ordinance and Subdivision and Land Development Ordinance. Land Development Plans have not been submitted for either use and the Planning Commission cannot with good conscience state whether either use is consistent with the Township's Comprehensive Plan, Zoning Ordinance or Subdivision and Land Development Ordinance. The Commission reviewed and answered the questions in Planning Module Component 4A and authorized it to be forwarded to the Supervisors.

PLANS IN REVIEW –

Koller Road Variance: Members of the Planning Commission expressed concerns with this variance, citing that most work was done without prior authorization. Diane Hollenbach will send a letter to the Zoning Hearing Board stating that this board is unanimously opposed to this variance. Brad Pflum made a motion to send the letter. Matt Davenport seconded the motion. Hearing no objections, the motion passed unanimously.

OTHER BUSINESS –

- a.) Review of 2016 meeting dates.
- b.) Review of 2015 Annual Report.

ADJOURNMENT

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Matt Davenport seconded the motion and it passed unanimously. Meeting adjourned at 8:30 pm.

Respectfully Submitted,
Shannon L. Daly, Secretary