

Maidencreek Township Planning Commission
Wednesday, December 7, 2011

Attending: Jim Schoellkopf, David Anspach, Matt Davenport, Eugene Orlando, Jr., Tom Unger, P.E., Diane Hollenbach - recording secretary

Guests: Robert Orischak, David Zwicky

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 to the Flag.

APPROVAL OF THE AGENDA

A motion was made by David Anspach to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The motion was seconded by Matt Davenport. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Matt Davenport to waive the reading of the September 7, 2011 meeting minutes and approve the minutes as presented. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

ACCEPTANCE OF RESIGNATION

A motion was made by David Anspach to regretfully accept the resignation of Bob Orischak from the Planning Commission. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried. The Commission Members thanked Mr. Orischak for his service.

ACCEPTANCE OF PLANS - None

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

Esbenshade's Greenhouse Land Development Plan

A motion was made by Matt Davenport to recommend the Board of Supervisors accept the Developer's request for an extension to the review period for the Esbenshade Greenhouse Land Development Plan. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

PLAN REVIEW - None

SOLICITOR'S COMMENTS

Melrose Place School Bus Stop

Mr. Orlando reported that he had been contacted by the Developer's Attorney to request dedication of streets in Melrose Place near the Commercial Area so that the school bus stop could be moved from Park Road to an interior street. Diane Hollenbach stated that the roads

did not have the final paving and could not be accepted for dedication. The Developer is aware of this.

PUBLIC COMMENT

David Zwicky of 220 Buena Vista Road presented a letter requesting the portion of his property currently zoned Agriculture be changed to Special Intensified Agriculture Zoning. This would extend the SIA Zoning District to Buena Vista Road. Contiguous properties are owned by Mr. Zwicky and the Reading Area Water Authority. The area is proposed to be used for storage of finished landscaping products to allow for more expansion of other processes on the existing site. Material would be ground and turned by loader. The Commission discussed noise, front yard setbacks, time restrictions which would all be things addressed by a land development plan. Tom Unger stated that an expansion of the existing non conforming use will require a zoning hearing and a land development plan. If the property were not rezoned, Mr. Zwicky could seek relief from the Zoning Hearing Board for the use. The Commission agreed to tour the property before making a recommendation on the request.

Old Business - None

New Business

Review of the Zoning Ordinance Revision for Compatibility with Joint Comprehensive Plan

Mr. Unger stated that the Zoning Ordinance is generally consistent with the Joint Comprehensive Plan. Some of the terms are slightly different such as rural residential instead of low density residential and these could be adjusted in the draft Zoning Ordinance. The Zoning Ordinance treats public recreation as more of an overlay district and the Joint Comprehensive Plan has a separate district with the same results. The Future Land Use Map and Current Zoning Map are consistent. The Commission may want to consider adjusting some district boundaries. The Zoning Ordinance is fairly current on the protection of steep slopes, wooded areas and the Township Storm Water Ordinance covers stream corridor protection. The Draft Zoning Ordinance addresses farm based businesses and the Act 537 Plan addresses public water and sewer service is planned for the appropriate business areas.

The Commission should compare the Future Land Use Map to the Zoning Map for discussion at the January meeting. Matt Davenport asked if the Commission could look at having recreation areas in the proximity of the population instead of or in addition to a permitted use in the Agricultural District. Mr. Unger suggested indentifying specific parcels and have recreation as an overlay in those non agricultural areas.

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2011 Annual Report

The Commission reviewed the Draft Annual Report and made no changes.

2012 Reorganization

The Secretary will advertise the January 4, 2011 Reorganization and Regular Meeting for 7 p.m.

Having no other business, a motion was made by David Anspach, seconded by Matt Davenport, to adjourn the regular meeting of the Maidencreek Township Planning Commission. All members voted, "Aye." Motion carried. Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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