

Maidencreek Township Planning Commission
Thursday, January 10, 2013

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

Guests: Michael Hartman, David Franke

REORGANIZATION MEETING

Jim Schoellkopf, Jr. called the Maidencreek Township Reorganization Meeting to order at 7:00 p.m. in the Maidencreek Township Municipal Building.

ELECTION OF OFFICERS

A motion was made by David Anspach to nominate Matt Davenport as Vice Chairman of the Planning Commission for 2013. Joel High seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

A motion was made by Matt Davenport to nominate Jim Schoellkopf, Jr. as Chairman of the Planning Commission for 2013. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

MEETING DATES AND TIME

A motion was made by Zack Moore to authorize the Secretary to advertise the monthly Planning Commission meetings for the first Wednesday of each month beginning at 7:00 p.m. Dave Anspach seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

A motion was made by Zack Moore to adjourn the Reorganization Meeting. All members voted, “Aye.” Motion carried. Meeting adjourned at 7:02 p.m.

REGULAR MEETING

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:03 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Matt Davenport to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by Zack Moore. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Zack Moore to waive the reading of the December 5, 2012 meeting minutes and approve the minutes as presented. Dave Anspach seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

COMMUNICATIONS –Diane Hollenbach distributed the Commission’s W2 form, Ethics Statement form and informed the Commission that they would be paid quarterly in 2013.

PUBLIC COMMENT - None.

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ENGINEER'S AGENDA

Subdivision Status Checklist – No action required. All plans are current. Dave Anspach asked what could be done about the Dollar General Plan that was conditionally approved in 2005. Eugene Orlando Jr., solicitor for the Township commented that all the approvals had expired and suggested a letter be sent to the three aging plans, Sarah Care, Hinkle Annexation and the Dollar General and ask if the developers would voluntarily withdraw the plan.

A motion was made by Dave Anspach to authorize the secretary to send letters requesting the withdraw of inactive plans for Sarah Care Land Development Plan, The Hinkle Annexation Plan and the Dollar General Land Development Plan. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

Plan Review – Michael Hartman, representing the Custom Milling & Consulting Warehouse Land Development Plan addressed the Commission in regards to the January 9, 2013 Systems Design Engineering, Inc. review letter.

- Truck circulation will be from Maidencreek Road to the rear of the building. Internal circulation of trucks larger than fifty feet was not possible. Since this is not a public oriented business and the trucks would be off the right of way and road when maneuvering to the loading area, the Commission agreed to allow the plan as shown.
- Nineteen of the thirty-six parking spaces will be provided with the remainder reserved for future construction if there is a need. Tom Unger had some concern that there was not sufficient parking for visitors. Michael Hartman stated there will be fifteen employees at the warehouse and that visitors would check in at the corporate office and would not be driving to the warehouse.
- There will be two storm water detention basins on site that discharge to an existing storm water system.
- Mr. Hartman stated that he is checking a water sample and flow rate for the water well and results will be provided to the Township.
- Penn DOT has been contacted to see if a Highway Occupancy Permit is needed. Mr. Hartman is submitting a scoping permit since no HOP is on file for the existing driveway.
- The fencing along Maidencreek Road is in the road right of way. This is not in compliance with Township regulations and causes sight distance issues when exiting the property. The Commission agreed that the fence would need to be moved to bring it into compliance with Township regulations on Lot 3 and Lot 1 would have to comply with what Penn DOT would require.
- In order to comply with the lighting review comments from the first review, Mr. Hartman increased the height of the lights from twenty feet to twenty-five feet. The second review indicated that the lighting requirements in the Township Ordinance are for a twenty foot height. In order to meet a uniform light in the parking lot, Mr. Hartman asked if the lights in the front of the building along Maidencreek Road could be at twenty feet and the lights in the rear of the building could be at twenty-five feet. The land adjacent to the rear of the property is farm field, trees and very hilly thus blocking the light from neighboring properties. The Planning Commission agreed to this as long as the lights had shields.
- Easements that are required are in the hands of the developer’s attorney.

The Commission took no action on the plan.

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Variance Application – The Commission discussed their concerns regarding future use of the proposed addition at 113 Damascus Drive. The addition is proposed for a twenty foot rear yard setback. The home obtained a variance at the time of construction for a twenty-seven foot variance. The Commission agreed that the lot was small but asked what would happen to the addition when the aging relative no longer was with the family. Mr. Schoellkopf pointed out that in that same development a variance was granted to setbacks for an inground pool. The Commission made no recommendation on the application. The Hearing will be held on January 24th at 7 p.m.

SOLICITOR'S COMMENTS – None

OLD BUSINESS - None

NEW BUSINESS

APPROVAL OF 2012 ANNUAL REPORT

A motion was made by David Anspach to approve the 2012 Annual Report, authorize the Chairman to sign it and forward it to the Board of Supervisors. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Zack Moore seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 7:34p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC: Board of Supervisors
Planning Commission
Park & Recreation
Authority

Tom Unger, SDE
Eugene Orlando, Solicitor
Patrick Donovan
Zoning Hearing Board & Alt.

Barbara Hassler
Chief Scott Eaken
Dan Miller