

Maidencreek Township Planning Commission
December 5, 2012 7:00 pm

Present: James Schoellkopf, Jr., David Anspach, Joel High, Matt Davenport, Zack Moore, Tom Unger – Systems Design Engineering, Diane Hollenbach – Township Manager

Guests: Jim Fisher, Skip Wagonseller

James Schoellkopf called the December 5, 2012 regular meeting of the Maidencreek Township Planning Commission to order at 7:04 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 Zack Moore, seconded by David Anspach, to approve the agenda as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried.

Approval of Meeting Minutes

A motion was made by David Anspach, seconded by Zach Moore, to waive the reading of the minutes and approve the minutes of the November 7, 2012 regular meeting as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried

Communications – None

Acceptance of Plans - None

Public Comment

Jim Fisher and Skip Wagonseller of Trinity Bible fellowship Church asked the Planning Commission for direction on adding space to their facility on Main Street in Blandon. The Church is in need of classroom space and storage and would eventually like to add on to the back of current building. In the interim, they would like to bring in two modular units. The recorded land development plan has an area for expansion but that is not where they are currently looking to put the addition or modulars. Mr. Fisher asked the Commission what the Church’s next step should be.

Tom Unger stated that the recorded Land Development Plan accounted for parking and storm water of the structure that was built and the proposed expansion. All the parking has been constructed. Mr. Unger recommended that since the proposed project does not exceed the expansion on the plan, that the Township handle the project with building and zoning permits. The Township Solicitor may want an agreement in place requiring the temporary modulars be removed when an addition is built or require a land development plan if the modulars become permanent and the Church wants to add space in addition to the modulars.

A motion was made by David Anspach, seconded by Matt Davenport, recommending that the Board of Supervisors allow the Trinity Bible fellowship Church to add temporary modulars to their property through a building and zoning permit and memorialize other requirements for their removal or construction of additional facilities with an agreement that is satisfactory to the Township Solicitor. Hearing no questions on the motion, all members voted, “Aye.” Motion carried. The Secretary will add Mr. Fisher to the Supervisors’ December 13th meeting agenda.

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Engineer's Report

Esbenshade Land Development Plan - A motion was made by Joel High and seconded by Matt Davenport, to recommend the Board of Supervisors grant the request for a time extension until March 28, 2013 as requested by the Developer for the Esbenshade Greenhouse Land Development Plan. Hearing no questions on the motion, all members present voted, "Aye." Motion carried.

Custom Milling Consulting Land Development Plan - A motion was made by David Anspach and seconded by Joel High, to recommend the Board of Supervisors grant the request for a time extension until March 6, 2013 as requested by the Developer for the Custom Milling Warehouse Land Development Plan. Hearing no questions on the motion, all members present voted, "Aye." Motion carried.

Having no other business, a motion was made by David Anspach, to adjourn the meeting. Zack Moore seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

NEXT MEETING: WEDNESDAY, January 10, 2013 @ 7 PM

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.	