

Maidencreek Township Planning Commission
Wednesday, February 1, 2012

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: Barry Bentz, Linda Bentz

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:05 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 Joel High. 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 January 4, 2012 Reorganization and Regular 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 PLANS - None

COMMUNICATIONS -None

PUBLIC COMMENT - None.

ENGINEER'S AGENDA

Subdivision Status Checklist – No action required.

Plan Reviews - None

SOLICITOR'S COMMENTS – None

OLD BUSINESS

Zoning Map Revisions – Barry and Linda Bentz of 161 Buena Vista Road, explained to the Commission that the noise, smell and truck traffic has increased in the neighborhood since the mulch and fuel manufacturing facility was allowed to go into the mushroom farm property. The owner, Dave Zwicky has worked with them when there are issues, but he can not control the truck noise at night. There are some nights that they wake at 2 a.m. or 5 a.m. because of trucks banging or the maintenance man dropping metal. They expressed fear that if more of the property is zoned SIA, the operation will move closer to their home, creating more noise and the use will change over time and the value of their home will decrease. Mrs. Bentz also stated that on one day the previous week the trucks were lined up on the road waiting to get into the facility and this blocked the school bus.

The Commission discussed the suitability of the land for further development. Since it was steep and wet it might not be suitable for expansion of the operation but it could move the current operation closer to the road because it could be used as the front yard setback. The Commission was not inclined

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to make changes to the zoning district when the neighbors already had issues. There would be nothing stopping Mr. Zwicky from filing for a variance for the use with the Zoning Hearing Board.

Tom Unger reviewed the proposed three changes to the Zoning Map discussed at the last meeting and told the Commission that he had also made slight changes to other zoning districts throughout the Township so they follow property lines. Mrs. Hollenbach pointed out that when it came time to adopt the new map each property changed would have to be included in the advertisement and Mr. Orlando, Solicitor for the Commission, added that each property would have to be posted as well. This could get very complex and expensive for the Township and confusing for the property owners. Mr. Unger agreed to prepare a list of the property map parcel numbers where the zoning line had been changed and forward it to Mrs. Hollenbach. The Commission asked if each property owner could then be contacted by letter for comments on the proposed changes including the three changes they agreed to in January. These were:

- Change the residential properties on the South side of Maidencreek Road and the East side of Evansville Road from Agriculture to Low Density Residential in order to make the current use compatible with the zoning,
- Change the property at the corner of Route 73 and Route 222 which is currently zoned Local Commercial to Regional Commercial, and
- Change the property zoned Medium Density Residential on Barlet Road to Agriculture.

No action was taken the Zoning Map changes.

NEW BUSINESS

Zoning Appeal –

A motion was made by Matt Davenport for the Maidencreek Township Planning Commission to take no position on the appeal filed by the owners of 432 East Wesner Road, Bandon to allow an indoor horse riding ring. The motion was seconded by Zack Moore. David Anspach abstained from voting. All other members voted, “Aye.” Motion carried.

Penn DOT Plan for RoundABOUTs – The Commission suggested that a letter be written to Penn DOT Transportation Planners asking them to explain how they will achieve access to Route 222 from the undeveloped commercial properties.

Having no other business, a motion was made by David Anspach to adjourn the meeting. Matt Davenport seconded the motion. All members voted, “Aye.” Motion carried. Meeting adjourned at 8:30 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.	