

Maidencreek Township Planning Commission
June 6, 2012 7:00 pm

Present: James Schoellkopf, Jr., David Anspach, Joel High, Zack Moore, Eugene Orlando–Orlando Law Office, Tom Unger– Systems Design Engineering, Inc., Diane Hollenbach – Township Manager

Guests: David Zwicky, Kate Stoltzfus, Randi Peters

James Schoellkopf called the June 6, 2012 regular meeting of the Maidencreek Township Planning Commission to order at 7:00 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 Joel High, 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 Joel High, to waive the reading of the minutes and approve the minutes of the May 2, 2012 regular meeting as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried

Acceptance of Plans - none

Communications

Folino Sketch Plan – Rudy, Marco and Massimo Folino presented a sketch plan for a 50 home development on a 20-acre parcel on Main Street in Blandon. Marco Folino asked if this was something the Commission wanted. The Commission questioned if the parcel was under agreement. It was not under agreement. The parcel is zoned R2. Tom Unger asked if any waivers were needed. Marco Folino did not think so. Mr. Orlando remarked that it was a lot of homes for one entrance onto Route 73. Jim Schoellkopf agreed and commented that one entrance could be a problem in an emergency. Marco Folino responded that they would supply a stone emergency entrance onto Route 73.

Marco Folino pointed out that one lot was larger for storm water detention. Tom Unger stated that according to the storm water ordinance, the parcel lay in the B2 area and the storm water release rates would be very restrictive. The storm water pond must hold a 2-year storm to a 1-year storm discharge, a 25-year storm to a 5-year storm and a 50-year to a 10-year storm. Mr. Unger also pointed out that Marden Drive is across Main Street from the parcel and it would be a better to line up the road into the parcel with Marden Drive.

Mr. Orlando asked why the Folinis would want to do this new development when Melrose Place is not finished. The Folino stated that the homes would sell better because they would have a better price point. Rudy Folino asked if the zoning could be changed to R2a to permit semi-detached homes on smaller lots. The Commission felt suggested the developer present something. Since the developer can get fifty (50) single homes on the parcel, the Commission would expect to only see fifty (50) semi detached homes on smaller lots with the rest of the parcel being kept in open space due to concerns about traffic, road access and density. The Commission felt that there might be elevation problems. Marco Folino confirmed that all homes on one side would need to have pumps for sewer. It was noted that there is one empty lot

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owned by a homeowner on Cornerstone Drive. The Folinos should consider approaching the homeowner for emergency access and easements. It was uncertain that the one easement shown on the Willow Garden Plan was recorded and for what utilities it could legally be used.

Public Comment

Cate Stoltzfus of Kemmerer Road looked at the draft Zoning Ordinance Agricultural regulations. She believed that the new regulations would allow uses in the General Agricultural Area that are now allowed only in the Special Agricultural Zoning District such as confined animal operations. She stated that State regulations for Intensive Agriculture for uses like confined animal operations are not strict. Even if farms meet all the requirements, it takes the neighborhood down the toilet. She questioned how you regulate odor. Mrs. Stoltzfus asked what prompted the change. Jim Schoellkopf stated that the Commission wanted to ease the regulations to help farmers make a living. Mrs. Stoltzfus suggested regulations that allowed development of a community, and added that smaller farms are the fastest growing area of agriculture. These proposed regulations would affect those that do not want to live that way. They could be surrounded by concentrated animal farms. Zack Moore stated what he was hearing was the Mrs. Stoltzfus does not want to see her area change because it will change her life style. Jim Schoellkopf pointed out that if the small farms are profitable, then the concentrated animal operations will not go in.

Mrs. Stoltzfus stated that she does not want to live under those conditions. She makes a living, it's beautiful, but they'll leave if there are concentrated animal farms around us. Townships are zoned so that you cannot break the big farms up and the Commission should look at changing that to make it affordable for the young farmer. Current regulations do not allow subdivision because there is no road frontage for interior lots. What will happen to the big farms when the older generation no longer farms. This is an emotional issue when you spent a lifetime and a lot of money.

Diane Hollenbach stated that the regulations in the draft Zoning Ordinance were developed by a group of Maidencreek Township farmers not the Planning Commission. Zack Moore stated that he understood the concerns and suggested the Commission collectively review the regulations. Mrs. Stoltzfus suggested that the Commission talk to PA Certified Organic and the Rodale Institute.

Gene Orlando state the Planning Commission's role was not to tell people how to farm. The job of the Commission is to make sure that every lawful activity in the state is provided for in the Township Zoning Ordinance. The Joint Comprehensive Plan requires the Township to update the zoning ordinance to make it generally consistent with the Joint Comprehensive Plan.

David Anspach stated that he does not see organic farms being sustainable and every operation like that has seen money coming from somewhere else to get them going such as grants. Mr. Anspach state that the Commission heard her passion and will do some research. Dave Zwicky suggesting cooperative farming.

Dave Zwicky of Buena Vista Road asked if the Commission had come to any decision on his zoning map change. Tom Unger stated that he did a visual tour of the property. Mr. Zwicky intends to use the area to store finished bulk materials in buildings. This would also allow him

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to move more material by conveyor. Mr. Unger stated that he does not know if it will make a difference to the noise because where the storage is now is a much clearer shot across the valley to the neighbor and the new location is a lower elevation. The Commission felt that using the road as the boundary made sense from a planning perspective. Commission agreed to recommend the road be used as the zoning district line potentially at the August meeting.

Engineer Agenda
Review Period

Corrado Commercial – A motion was made by David Anspach and seconded by Joel High, to reject the Corrado Commercial Preliminary Plan for the failure to comply with the specific requirements of the January 7, 2009 Systems Design Engineering, Inc. review letter specifying the deficiencies, which is incorporated by reference, unless a time extension is received by the Township prior to the June 14, 2012 Supervisors meeting. Hearing no questions on the motion, all members voted, “Aye”. Motion carried.

Esbenshade Preliminary Plan - A motion was made by David Anspach and seconded by Joel High, to reject the Esbenshade Greenhouse Preliminary Plan for the failure to comply with the specific requirement of the May 6, 2009 Systems Design Engineering, Inc. review letter specifying the deficiencies, which is incorporated by reference, unless a time extension is received by the Township prior to the June 14, 2012 Supervisors meeting. Hearing no questions on the motion, all members voted, “Aye”. Motion carried.

Solicitor Report – No additional comments

Old Business

Revision to the Zoning Ordinance - Zack Moore commented that the new chart format is a lot easier to follow. The Commission agreed to have final comments in for August.

Variance Troxel Road - No recommendation.

New Business

Open Space Management Plan - tabled

Mrs. Hollenbach reported that the Village at Summit Crest would be submitting plans for the August meeting.

Having no other business, a motion was made by Joel High to adjourn the meeting. Zack Moore seconded the motion. All members voted, “Aye.” Motion carried. Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

NEXT MEETING: WEDNESDAY, August 1, 2012 @ 7 PM

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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.	