

Maidencreek Township Planning Commission
October 3, 2012 7:00 pm

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

Guests: Kathleen Thompson, Scott Miller, Matt Mayer, Chris Bradley, Michael Hartman, Larry Valariano

James Schoellkopf called the October 3, 2012 regular meeting of the Maidencreek Township Planning Commission to order at 7:03 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 Joel High, seconded by Matt Davenport, to waive the reading of the minutes and approve the minutes of the September 5, 2012 regular meeting as presented. Hearing no questions on the motion, all members voted, “Aye”. Motion carried

Communications – Michael Hartman introduced a preliminary plan for a proposed 35,000 square foot warehouse on Maidencreek Road at the Custom Milling and Consulting site. The site is located in an exceptional quality watershed (Peters Spring) and will require an NPDES permit. Parking has been planned but the owner is requesting only to build what is needed and pave spaces as needed. Storm water will be managed by infiltration basin and rain garden.

Acceptance of Plans

A motion was made by Matt Davenport, seconded by Zack Moore, to accept the Custom Milling and Consulting Warehouse Preliminary Plan for review. Hearing no questions on the motion, all members voted, “Aye”. Motion carried

Public Comment - none

Engineer Agenda

Subdivision Status – Tom Unger reported that the Village at Summit Crest III Final Plan expired in October. Mr. Unger distributed the October 3, 2012 review letter and reported that a combined deed has been created but the plan must be corrected to match the deed. The Easement Agreement between property adjoiners and Mr. Bradley has not been signed. Mr. Valariano reported that progress has been made and two to three minor issues remain.

Mr. Unger stated that he had contacted the PA DEP in regards to the Water Permit and no special conditions are contained within the permit. Susan Werner at the PA DEP had indicated that there are laws on the books and cases that if a landowner impacts wells on neighboring properties, the effected parties can request a hearing from the PA DEP and must show how the well was impacted. The PA DEP can then require the landowner remedy the situation by changing their pumping rate, drill a new well or run a line from their system to the other property and supply water.

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Continuing with the review letter, Mr. Unger stated that there are business items that need to be discussed between the Board of Supervisors and the Developer. Fee in Lieu of Open Space requirements must be discussed. Improvements Agreement and financial security as well as the timing of the construction of the Community Center also need to be completed. Diane Hollenbach asked if Ruscombmanor Township had reviewed this version of the plan and Scott Miller believed that they had written a letter of waiver but agreed to check into the matter. Mr. Unger stated that from an engineering standpoint, the plan was ready to move forward. David Anspach commented that he would have been more comfortable taking action on the plan if the other property owner had been present or had signed the Easement Agreement.

A motion was made by Matt Davenport, seconded by David Anspach to recommend the Board of Supervisors grant final plan approval to the Village at Summit Crest 3 Land Development Plan, Revision 33 conditional upon:

- the completion of all items outlined in the October 3, 2012 Systems Design Engineering Inc review letter, which is incorporated by reference, to the satisfaction of the Township Engineer;
- completion of the easement agreements with Valariano and DeCaesar which shall be recorded simultaneously with the plan;
- creating a combined legal description in a deed that is satisfactory to the Township Solicitor and is recorded simultaneously with the plan;
- completion of the outstanding business items with the Board of Supervisors;
- posting financial security and entering into an Improvements Agreement that is satisfactory to the Township;
- revision of the plan sheets to reflect consistency with the deed description;
- Maidencreek Township Authority approval; and
- Confirmation of Ruscombmanor Township approval or waiver of review of the plan.

Hearing no questions on the motion, all members voted, "Aye". Motion carried

A motion was made by Joel High, seconded by Zack Moore, to recommend that the Board of Supervisors grant the Village at Summit Crest 3 Land Development Plan, Revision 33 an extension to the review period until January 11, 2013 if the Supervisors did not take action to approve the plan at their October meeting. Hearing no questions on the motion, all members voted, "Aye". Motion carried

Solicitor Report - none

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 7:34 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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NEXT MEETING: WEDNESDAY, November 7, 2012 @ 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.	