

Maidencreek Township Planning Commission  
Wednesday, August 7, 2013

Attending: Jim Schoellkopf, Jr., Joel High, David Anspach, Zack Moore, Mark Kitzmiller– Systems Design Engineering, Inc., and Diane Hollenbach – recording secretary

Guests: Michael Hartman

**REGULAR MEETING**

Jim Schoellkopf, Jr. called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 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 Zack Moore to waive the reading of the June 5, 2013 regular meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

**COMMUNICATIONS** –None

**PUBLIC COMMENT** – None

**ENGINEER'S AGENDA**

Custom Milling and Consulting – Mark Kitzmiller of Systems Design Engineering distributed the August 6, 2013 review letter for the Custom Milling Warehouse Project. The following items were discussed:

- The plan is marked as final. Preliminary plan approval has not been granted and the plan should be marked as preliminary/final and the revision train put back on the plan.
- A label is needed on the fencing to distinguish between existing and proposed.
- The Planning Commission agreed that a waiver would be in order for a water resource study, since the original subdivision water resource study should suffice.
- The Township Sewage Enforcement Officer requires more information on the existing septic system the applicant plans on hooking into such as documentation on size, historic flow and type. The PA DEP has specific requirements that the SEO must follow when granting a permit for reconnection to a system. The Planning Commission suggested that Mr. Hartman talk to David Tranquillo at Giorgi Mushroom, since he was a former employ at the facility when it was a mushroom farm if no documentation exists.
- Documentation is needed on the projected flow for the subdivision to make sure it does not exceed the 1200 gallons per day approved by the PA DEP on the original Planning Module.
- The Erosion and Sedimentation Plan is complete but not yet approved. This should be made part of the plan set when approved.
- The Penn DOT Highway Occupancy Permit application has not yet been approved. Penn DOT is requiring that one existing entrance be closed and gated and used only for emergency access.

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- A waiver is requested on lighting to allow wallpacks in the rear of the facility at a height of 25 feet instead of on poles at 20 feet.

A motion was made by Zack Moore to recommend that the Board of Supervisors grant a waiver to section 190-31 of the Maidencreek Township Code of Ordinances and allow lights to be mounted at 25 feet instead of 20 feet. David Anspach seconded the motion. All members voted, "Aye." Motion carried.

- A Storm Water Operation and Maintenance Agreement must be executed.
- External site access needs to be clarified with truck turning templates and a circulation plan. It appears from photos that there are truck overrun areas. There is an abandoned electric pole in the easement, some of the easement is unpaved and some of it runs across old parking spaces. The applicant should document the circulation on an easement sheet as part of the land development plan.
- Internal circulation should be looked at again. The driveway is only 12 feet wide and dead ends at the emergency access gate. A change needs to be made so that trucks are not forced to open the gate to turn around or back up the one way driveway.
- The Fire Chief's comments are outstanding.
- The PA DEP asked for a storm water consistency letter which the Township Engineer provided. The Township would also like to see the Post Construction Stormwater Management Plan for the porous paving shown in the land development plan set.

Mr. Hartman agreed to clean up these few outstanding issues and will attend the September meeting for approval.

**SOLICITOR'S COMMENTS** - None

**OLD BUSINESS** - None

**NEW BUSINESS** - None

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 7:47p.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