

Maidencreek Township Planning Commission
Wednesday, June 5, 2013

Attending: Jim Schoellkopf, Jr., Joel High, David Anspach, Zack Moore, Tom Unger– Systems Design Engineering, Inc., Eugene Orlando, Jr. – Orlando Law Office and Diane Hollenbach – recording secretary

Guests: Michael Hartman, Joe Zidic, Melissa Ruemmler, Maxwell Ruemmler

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 David Anspach to waive the reading of the May 1, 2013 regular meeting minutes and approve the minutes as presented. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

COMMUNICATIONS –There is no July meeting of the Planning Commission.

PUBLIC COMMENT – None

ENGINEER'S AGENDA

Subdivision Status Checklist

A motion was made by Joel High to recommend the Board of Supervisors grant the developer's request for a time extension for the Esbenshade's Greenhouse Land Development Plan until September 21, 2013. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

A motion was made by David Anspach to reject the Village at Summit Crest Land Development Plan unless a request for a time extension is received from the developer by close of business July 10, 2013. The Plan is being rejected for the reasons stated in the Systems Design Engineering October 3, 2012 review letter which is incorporated by reference. Joel High seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

Custom Milling and Consulting – Michael Hartman consultant for the developer updated the Planning Commission on the meeting with Penn DOT regarding driveway access on Maidencreek Road. Penn DOT is requiring the developer to meet current standards on existing driveways. It will be too costly to upgrade the Eastern driveway so it will be a gated emergency access. The western driveway will be upgraded based on traffic counts. All lots in the subdivision will share the access. A fifty-three foot wide easement which reduces to a twenty-five to thirty-five easement would be sought for the internal driveway services lot two and lot three. Penn DOT has agreed that the applicant could finish the land development plan and come back for the Highway

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Occupancy Permit. The Commission recommended the developer look at the long term activity on the site and design the right of way for the internal driveway for future growth.

SOLICITOR'S COMMENTS – Mr. Orlando stated that he would be unable to attend the August 7th Planning Commission Meeting.

OLD BUSINESS - None

NEW BUSINESS

Revision to Subdivision and Land Development Ordinance Articles IV - Tom Unger distributed the draft of Article IV which dealt with submission requirements. Changes to the article include:

- Sketch Plans are not formal submissions but a developer may request a formal review and comment letter and post fees to cover the expense. The Township is under no deadline to produce this type of review. Sketch plans are not submitted for County review.
- Prior to a preliminary plan being submitted, the applicant must have any needed special exceptions, variances or conditional uses.
- Electronic copies of plans are now required in addition to paper copies.
- Properties where a preliminary plan is submitted must be posted with a two foot by three foot sign notify the public of the plan submission. The sign must remain up until preliminary plan approval is granted.
- Phased plans must address the integrity of the development and will be required to have all improvements independently support the proposed dwelling units in a phase.
- Private streets must be built in accordance with the regulations in place for Township owned streets.
- The new recording requirements of the Recorder of Deeds and the Municipal Planning Code amendment of notifying school districts of approved developments has been added.
- The Solicitor will develop a bond form and describe it as part of the ordinance.
- Provisions will be added to void conditional approval of a plan if the conditions of approval are not met within ninety days.
- Annexation Plan requirements have been added.

Questions from the Floor – Maxwell Ruemmler, Boy Scout, asked what a resubdivision was and what takes place when a bond is put forth. Mr. Unger explained that a resubdivision is a plan that creates additional lots on a previously approved subdivision and a developer is required to demonstrate they can financially construct the improvement in a plan by posting financial security with the Township in the form of a bond, cash or letter of credit.

Having no other business, a motion was made by Zack Moore to adjourn the regular meeting. Joel High seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 8:10p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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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.