

Maidencreek Township Planning Commission  
Wednesday, November 6, 2013

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

Guests: Steve Bensinger, Henry M. Koch, Jr., Kevin Manmiller, Michael Hartman, Bill Dion, Joe Zidic

**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 Matt Davenport to waive the reading of the October 2, 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.

**ACCEPTANCE OF PLANS - None**

**COMMUNICATIONS**

Maidencreek Crossing Sketch Plan – Bill Dion of the Wolfson Group introduced the Maidencreek Crossing Shopping Center project. The Wolfson group currently owns four million square feet of retail space in the Philadelphia area. The shopping centers that they build are Neighborhood Commercial with anchor stores, junior anchor stores and smaller shops as well as restaurants and financial institutions. At the moment, they are focused on engaging Penn DOT and are proposing two full movement signals instead of roundabouts. The Commission felt the project was beneficial to the Township and asked if it would be phased. Mr. Dion stated that they typically build all the infrastructure at one time and it was unlikely to be phased.

DiGiorgio Mushroom Compost Truck Garage – Henry Koch Jr. and Kevin Manmiller presented a sketch plan of a proposed 10 bay garage 72’ x 220’ for the sanitizing and storage of trucks used in the DiGiorgio Mushroom composting operation. Four bays would be for washing trucks and six bays for storage. There would be no additional traffic. Mr. Koch stated that his client believes the building is a farm building and should be exempt from land development but would not be exempt from building, zoning and storm water permits. The Commission asked how the wash water would be disposed and Mr. Manmiller stated that the wash water would be caught and used to rewet the compost. Roof water would be captured to an extent.

Gene Orlando, Township Solicitor, asked again about combining parcels. Mr. Koch explained that the parcels were a useful tool when applying for financing. Zack Moore asked the solicitor and engineer what they thought in regards to the use being considered agricultural. Mr. Unger said it

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was a gray area and Mr. Orlando felt that the project was not exempt because it was agriculture but the Planning Commission could consider a waiver to the land development requirement.

A motion was made by Zack Moore, seconded by Matt Davenport, to recommend that the Board of Supervisors grant a waiver to the land development requirement for the DiGiorgio Equipment Storage Facility. Hearing no questions on the motion, Jim Schoellkopf Jr., Matt Davenport, Joel High and Zack Moore voted, "Aye." Dave Anspach abstained. Motion carried.

**PUBLIC COMMENT** – None

**ENGINEER'S AGENDA**

Custom Milling and Consulting Warehouse – The applicant went through the October 29, 2013 Systems Design Engineering review letter with the Planning Commission. Waivers have been added to the plan, the perks and probes tests have passed, porous paving has been hatched on sheet three and the gate at the emergency access has been pushed back thirty-five feet. The Fire Chief would like a nox box installed and room to pull the fire engine off the road. Thirty-five feet would not be enough but Mr. Hartman pointed out that the gate would not be locked and that it could be easily opened and Mr. Zidic added there was another access. Several agreements are needed and Mr. Orlando will follow up with Kipp Fegley on them. Mr. Hartman requested a waiver on the Penn DOT HOP. The HOP application will be made but the applicant would like to begin building this month. Mr. Orlando stated the HOP should be on the recorded plan and that this might be able to address by recording a revision to a plan of record. This will be discussed and determined by the Board of Supervisors. The professional staff agreed that there were no issues that would stop the Planning Commission from recommending conditional final plan approval to the Board of Supervisors.

A motion was made by Matt Davenport, seconded by David Anspach, to recommend the Board of Supervisors grant approval to the Custom Milling Final Land Development conditional upon meeting the requirements of the Systems Design Engineering Inc. review letter dated October 29, 2013 which is incorporated by reference. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Giorgio Freezer Addition – Steve Bensinger of Stackhouse Bensinger went through the October 30, 2013 Systems Design Engineering Inc. review letter. Systems Design felt that no cost estimate or improvements agreement was needed since there were no public improvements.

A motion was made by Matt Davenport, seconded by Zack Moore, to recommend the Board of Supervisors grant approval to the Giorgio Foods Freezer Addition Final Land Development conditional upon meeting the requirements of the Systems Design Engineering Inc. review letter dated October 30, 2013 which is incorporated by reference. Hearing no questions on the motion, Jim Schoellkopf Jr., Matt Davenport, Joel High and Zack Moore voted, "Aye." Dave Anspach abstained. Motion carried.

**SOLICITOR'S COMMENTS** – None

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**NEW BUSINESS**

Mushroom Facility Overlay District – Mr. Koch asked if the Commission would consider an overlay district for the Giorgio properties similar to what Richmond Township implemented for East Penn Manufacturing. East Penn also has a large complex that contains many individual parcels. Richmond Township uses the outer most boundary of the group of properties that make up the complex when looking at building setbacks. The Commission agreed to look at the Richmond Township Ordinance.

**OLD BUSINESS**

Review of Subdivision and Land Development Ordinance – The Commission discussed Article Iv and V of the Subdivision and Land Development Ordinance.

Having no other business, a motion was made by Joel High to adjourn the regular meeting. Zack Moore seconded the motion. All members voted, “Aye.” Motion carried. Meeting adjourned at 8:22 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.	