

Maidencreek Township Planning Commission
Wednesday, October 2, 2013

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

Guests: Brett Millard, Marty Buck, Seth Buck, Laurabeth Werner, Steve Bensinger, Kevin Manmiller, Tom Gorga

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 Matt Davenport to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by David Anspach. 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 September 4, 2013 regular meeting minutes and approve the minutes as presented. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, “Aye.” Motion carried.

ACCEPTANCE OF PLANS - none

COMMUNICATIONS –Zack Moore achieved Master Planner status and will be honored at the upcoming fall dinner at Albright College.

PUBLIC COMMENT – Marty Buck presented a sketch to the Commission and asked for input on subdividing the property to allow a building lot for his son and future daughter-in-law. The couple proposed to build at the back of the field and install a driveway from Troxel Road. Tom Unger explained that the Zoning Ordinance did not make provisions for flag lots and the minimum width at the street line was 150 feet. In addition, because the soils in the area were class 1, 2, or 3, the maximum lot size for residential use was 1.5 acres.

The Planning Commission suggested the following possible solutions:

1. Subdivide and build within the regulations of the ordinance in the front of the parcel instead of the rear;
2. Apply for a variance to the Zoning Ordinance with the Zoning Hearing Board;
3. Enter into an easement agreement to share an existing driveway on an adjoining property that accesses Shoemakersville Road; or
4. Combine two parcels for a new parcel equaling 10.001 acres or more as a farm with a house. The area around the home would have to stay in agricultural production to continue to qualify for Clean and Green status.

Gene Orlando, Township Solicitor advised the couple seek legal advice from a zoning attorney and consult with an engineer.

ENGINEER'S AGENDA

Giorgio Freezer Addition

Steve Bensinger went over the items in the September 24, 2013 Systems Design Engineering review letter with the Planning Commission. He stated that most items had been corrected including the addition of the 17 parking spaces displaced by this addition. Tom Unger asked that the revised plan depict the parking spaces as lined spaces and to show that truck movement is not negatively impacted by the spaces' new location. The question of the current building lying across lot lines was discussed. The current addition is contained within one lot and meets all setbacks but the applicant was cautioned that at some point in the future, another project may encounter obstacles because the complex is comprised of 19 parcels owned by various entities with buildings crossing property lines.

A motion was made by Matt Davenport to recommend that the Board of Supervisors grant preliminary plan approval to the Giorgio Foods Freezer Addition conditional upon the items outlined in the September 23, 2013 Systems Design Engineering Inc. review letter, incorporated by reference, being completed. The motion was seconded by Joel High. Hearing no questions on the motion, Matt Davenport, Joel High and Jim Schoellkopf, Jr. voted, "Aye." David Anspach abstained. Motion carried.

Village at Summit Crest

A motion was made by David Anspach to recommend that the Board of Supervisors accept the developer's request for an extension to the plan review period until January 1, 2014 for the Village at Summit Crest III Final Land Development Plan. Matt Davenport seconded the motion. All members voted, "Aye." Motion carried.

A motion was made by David Anspach to recommend that the Board of Supervisors send a letter to the developer of the Village at Summit Crest III that unlimited multiyear extensions of time are not productive. Matt Davenport seconded the motion. All members voted, "Aye." Motion carried.

SOLICITOR'S COMMENTS – The Attorney General has asked for a letter from the Township that they intend to take action on the Esbenshade Greenhouse Plan.

A motion was made by David Anspach to recommend that the Board of Supervisors send a letter to the developer of the Esbenshade's Greenhouse Plan that the Township wants to quickly resolve the issue and needs a revised plan with notes reflecting the Attorney General's letter content to approve. Joel High seconded the motion. All members voted, "Aye." Motion carried.

The Engineer distributed the next section of the Subdivision and Land Development Ordinance for review. Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Joel High seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 8:00 p.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.