

Maidencreek Township Planning Commission
Wednesday, September 4, 2013

Attending: Jim Schoellkopf, Jr., David Anspach, Matt Davenport, Tom Unger – Systems Design Engineering, Inc., and Diane Hollenbach – recording secretary

Guests: Michael Hartman, Tom Gorga, Doug Kramer, Kevin Manmiller,

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 Matt Davenport. 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 August 7, 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

A motion was made by Matt Davenport to accept the Giorgio Foods Freezer Addition Preliminary Land Development Plan with a 90 day plan review expiration date of December 3, 2013. Jim Schoellkopf seconded the motion. Hearing no questions on the motion, Jim Schoellkopf and Matt Davenport voted, "Aye." David Anspach abstained. Motion carried.

Kevin Manmiller explained that the plan was for a 4600 square foot freezer with two docks in order to allow Giorgio Foods to store product on site instead of shipping to Americold.

COMMUNICATIONS –Information from PSATS was distributed on What to do with an Active Shooter.

PUBLIC COMMENT – Doug Kramer presented a sketch plan for a bus facility on W Wesner Road for Brandywine Transportation. The facility would have a structure to maintain and inspect the buses, in addition to housing, parking and sale of buses. It might also be a CDL training site. The parcel is zoned Special Intensified Agriculture and Industrial. A conditional use would be needed and the part of the land in Ontelaunee Township is not anticipated to be used. David Anspach was concerned about the access points to W Wesner Road and Jim Schoellkopf advised that there was a gas line and electric line through the property. Mr. Schoellkopf also suggested being careful of the steepness of the road and the thirty feet of fill on the property.

ENGINEER'S AGENDA

Custom Milling and Consulting

Tom Unger distributed the September 4, 2013 SDE review letter. Outstanding issues include the Penn DOT Highway Occupancy Permit, determination that the septic functions, and addressing the

Maidencreek Township Planning Commission
Wednesday, September 4, 2013

driveway easement. The differences between preliminary plans and final plans was discussed as was the timing of the Penn DOT HOP and granting of a building permit.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to the Subdivision and Land Development Ordinance for the Custom Milling and Consulting Land Development Plan to Section 190.16.1 Water Resource Study. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport to recommend that the Board of Supervisors grant preliminary plan approval to the Custom Milling Land Development Plan conditional upon the granting of waivers for the water resource study and lighting, marking the plan preliminary, additional easements for the interior driveways, the sewage enforcement officer issuing a permit to tie the warehouse into the existing sewer and items not completed in the Systems Design Engineering September 4, 2013 review letter which is incorporated by reference. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

SOLICITOR'S COMMENTS – Mr. Orlando updated the Commission on the receipt of the letter from the Attorney General's office on how the Esbenshade's Land Development Plan should be approved with a well for nonpotable water use. The Township will not fight the determination but will require a revised plan with appropriate notes regarding the use of the well.

OLD BUSINESS – The Planning Commission reviewed the new plans Penn DOT proposed for three roundabouts. The Commission commented that the plan did not make sense for the traffic volume and would hurt access to the businesses. The Commission felt that the roundabouts would force traffic to Park Road and suggested that improvements be made to Rt 73 and Park Road.

NEW BUSINESS – A new section of the Subdivision and Land Development Ordinance was distributed for review and comment.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Matt Davenport seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 8:30 p.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