

Maidencreek Township Planning Commission
Wednesday, April 2, 2014

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

Guests: Bruce Rader, Marty Buck, Sean Buck, Norm Flamm

Jim Schoellkopf 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 Zack Moore 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 voted in favor and the motion passed unanimously.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Joel High to waive the reading of the March 5, 2014 meeting minutes and approve the minutes as presented. Zack Moore seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

ACCEPTANCE OF PLANS

A motion was made by Matt Davenport to accept the Buck Subdivision Final Plan for review. The motion was seconded by Joel High. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

A motion was made by Matt Davenport to accept the Bradley Annexation Plan for review. The motion was seconded by Joel High. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

COMMUNICATION

The Commission received copies of the Township Planner newsletter.

PUBLIC COMMENT – None

ENGINEER'S AGENDA

Buck Subdivision Final Plan – The March 26, 2014 Systems Design Engineering review letter of the two lot subdivision in the Agricultural Zoning District along Troxel Road was distributed. There has been no previous subdivision of the overall property. Sliding scale zoning allows three residential lots. Note 23 reflect the restriction on the property development. The lots do not contain prime agricultural soil. A PA Department of Environmental Protection is requiring a planning module. A storm water management design must be submitted. A copy of the deeds will need to be submitted. The ultimate right of way must be shown for lot 2. The applicant has requested waivers to place only two monuments instead of four monuments and from expanding the width of Troxel Road. Mr. Buck will request in the next plan submission a waiver from paving the first 20 feet of the driveway for the new lot.

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A motion was made by Matt Davenport to recommend that the Board of Supervisors grant a waiver to Section 190-36 of the Maidencreek Township Code of Ordinances to waive the requirement to install four monuments with the understanding that two monuments to be installed will be in the Troxel Road right of way. The motion was seconded by Zack Moore. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

A motion was made by Matt Davenport to recommend that the Board of Supervisors grant a waiver to Section 190-32 of the Maidencreek Township Code of Ordinances to waive the requirement to expand the existing cartway width. The motion was seconded by Joel High. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

Micro Air Modified Land Development Plan – Norm Flamm of Micro Air Computer explained that he was interested in moving his store from Allentown Pike to a home along Park Road. The property is zoned C1. Penn DOT has done a site visit and verbally approved the driveway location. Parking, storm water, landscaping, and a sign are shown on the plan. The storm water basin will be 2 ½ feet deep and drain within 24 hours. The property has public sewer and a private well. A lighting detail will be submitted. The Planning Commission had no comments. A review letter will be provided by Systems Design Engineering.

Bradley Annexation Plan – The Commission looked at the Bradley Annexation. A review will be provided in May.

SOLICITOR’S REPORT – Nothing to report.

Having no other business, a motion was made by Zack Moore to adjourn the regular meeting. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously. Meeting adjourned at 7:42 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