

Maidencreek Township Planning Commission
Wednesday, February 5, 2014

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

Guests: Bruce Rader, Harold Nolt and Lydia Nolt

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 Joel High. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Dave Anspach to waive the reading of the January 8, 2014 meeting minutes and approve the minutes as presented. Joel High 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 Nolt Subdivision Final Plan for review. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

ENGINEER'S AGENDA

The Commission reviewed the February 3, 2014 Systems Design Engineering Inc. review letter for the Nolt Subdivision Final Plan. The plan is for the subdivision of one 1.5933 acre lot from a parent tract of 66.9 acres. The parent tract is used for agriculture and contains two farmhouses and one apartment that will be abandoned. The new lot will be for a proposed home that will utilize on-lot water and sewer. The Planning Module Exemption will be acted on at the next Supervisor's meeting. The Township's sliding scale zoning allows for one additional dwelling unit for future development.

A portion of the property lies in Richmond Township and requires their review and signature or a waiver of their review. Storm water management facility design is required. The driveway on the new lot will be paved. The existing driveway does not need to be paved but a copy of the driveway easement is required. New deeds will be required and fee in lieu of open space payment is due at the time a building permit is issued. Three waivers were requested.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-32B(1)(a) of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to the requirement of expanding the existing street width of Pleasant Hill Road along the frontage of the property. Joel High seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

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A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-33.A (2) of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to exempt the existing driveway from the requirement to pave the first 20 feet. The motion was seconded by Zack Moore. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-36 of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to require only two monuments instead of four. The motion was seconded by Dave Anspach. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

COMMUNICATIONS –Diane Hollenbach updated the Board on the Developer's withdrawal of the Village at Summit Crest III plan. The Highway Occupancy Permit for Custom Milling has not been approved yet.

PUBLIC COMMENT - None.

SOLICITOR'S REPORT – Mr. Orlando was cautiously optimistic that the Esbenshade Greenhouse Plan would be resolved soon.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Zack Moore seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 7:27 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