

Maidencreek Township Planning Commission  
Wednesday, May 7, 2014

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

Guests: Tony and Debbie Didyoung, Marty Buck, Sean Buck, Scott Miller

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 Joel High 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 voted in favor and the motion passed unanimously.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by Zack Moore to waive the reading of the April 2, 2014 meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**ACCEPTANCE OF PLANS - None**

**COMMUNICATION**

Rt 222 Rezoning Request – Tony and Debbie Didyoung discussed with the Planning Commission the impact the proposed roundabouts will have on their and their parent’s properties, and the difficulty the roundabout may present in the resale of their homes. The rezoning of the properties along Route 222 from R2a to Commercial Residential was discussed as a possible solution. The concerns were the lack of public water and the size of the properties. The Commission suggested that the Didyoungs check with the other neighbors and have them send letters of support for the zoning change.

Other communication distributed was the Authority review letter of the Esbenshade Land Development Plan.

**PUBLIC COMMENT – None**

**ENGINEER’S AGENDA**

**Buck Subdivision Final Plan** – The April 30, 2014 Systems Design Engineering review letter of the two lot subdivision in the Agricultural Zoning District along Troxel Road was distributed. A waiver has been requested from paving the first 20 feet of the driveway on Lot 1. The PA DEP is requiring the subdivision to submit for approval a full sewer planning module.

A motion was made by David Anspach to recommend that the Board of Supervisors grant a waiver to Section 190-33 of the Maidencreek Township Code of Ordinances to waive the requirement to pave the first 20 feet of the driveway of Lot 1. The motion was seconded by Zack Moore. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

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A motion was made by David Anspach to recommend that the Board of Supervisors authorize the manager to sign the PA DEP planning module 4A for the Buck Subdivision. 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 Zack Moore to recommend the Board of Supervisors grant final plan approval to the Buck Subdivision conditional upon compliance with the April 30, 2014 Systems Design Engineering Inc. review letter which is incorporated by reference. The motion was seconded by David Anspach. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**Bradley Annexation Plan** – The first review for the Bradley Annexation was completed by Systems Design Engineering prior to the meeting and the applicant’s consultant had addressed many of the issues. Pending additional review of the completed items on a revised plan, the following items remained outstanding:

- Draft deeds must be submitted to the Township for review. Mr. Miller stated that he would create one deed and two purparts.
- Is the plan an annexation or a subdivision? Mr. Orlando stated that a purpart can stand on its own and the plan would be a subdivision if the deeds were not combined. Mr. Unger stated that the purpart could be built upon and would need perks and probes for sewage or a DEP Non Building Waiver. Mr. Miller stated that he would combine the properties on one deed and eliminate the purpart.
- Miscellaneous plan notes must be added.
- Ruscombmanor Township approval is required.

**Nolt Planning Module**

A motion was made by Zack Moore to recommend that the Board of Supervisors authorize the manager to sign the PA DEP planning module 4A for the Nolt Subdivision. The motion was seconded by Joel High. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**Brandywine Transportation** – Diane Hollenbach reported that Ontelaunee Township had waived their review of the Brandywine Transportation Land Development Plan. No plans have been submitted beyond the sketch plan.

**SOLICITOR’S REPORT** – Nothing to report.

**NEW BUSINESS**

The Commission acknowledged Zack Moore’s resignation from the Planning Commission, thanked him for his service and wished him well in his new Township.

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 7:50 p.m.

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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