

Maidencreek Township Planning Commission  
Wednesday, November 12, 2014

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport, Brad Pflum, Eugene Orlando, Jr. – Orlando Law Office, Bruce Heilman – Systems Design Engineering and Diane Hollenbach – recording secretary

Guests: Kevin L. Manmiller, Michael Hartman

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 David Anspach to waive the reading of the October 1, 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.

**COMMUNICATION** – A plan was submitted for the Giorgi Foods Wastewater Treatment Plant. A motion was made by Matt Davenport to accept the Giorgi Foods Waste Water Treatment Plant Land Development Plan for review. Brad Pflum seconded the motion. Hearing no questions on the motion, the motion passed. David Anspach abstained from the vote.

**PUBLIC COMMENT** – None

**ENGINEER'S AGENDA**

**Brandywine Transportation**

A motion was made by David Anspach to accept the developer's request for a time extension until January 27, 2015 for the review of the Brandywine Transportation Land Development Plan. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

**Maidencreek Plaza Resubdivision** - The October 21, 2014 Systems Design Engineering Inc. review letter was distributed. The plan recombines the two lots created on the St. Matthews Greek Orthodox Subdivision. The only remaining issues to be addressed are the nulling of the improvements agreement and letter of credit return. Bruce Heilman recommended approval of the plan. Brad Pflum asked if the solicitor was satisfied with the notes on the plan regarding the Highway Occupancy Permit. He was. Diane Hollenbach asked if there was a need for the Authority to review the plan. Mr. Manmiller agreed to attend the Authority meeting to check if they wish to review the plan.

A motion was made by Matt Davenport to recommend the Maidencreek Township Board of Supervisors approve the Maidencreek Plaza Subdivision conditional upon completion of the items in the November 12, 2014 Systems Design Engineering review letter. Joel High seconded the

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motion. Hearing no questions on the motion, the motion passed. David Anspach abstained from the vote.

**Custom Milling Land Development Plan**- The plan was approved for recording in November of 2013 but was delayed while Penn DOT reviewed the Highway Occupancy Permit application. This has now been resolved and two HOPs issued. Outstanding issues include execution of the storm water operation and maintenance agreement, identification on the plan of hatched areas, execution of the improvement agreement and posting of financial security in a form acceptable to the Township. Bruce Heilman agreed to inspect the completed improvements so Mr. Hartman can revise the cost estimate since many of the improvements were completed at the owner's own risk.

**Giorgio Wastewater Treatment Plant** - Bruce Heilman informed the Commission that the proposed buildings on the plan accepted this evening, crossed property lines and were outside the building envelopes of three lots owned by two different entities. The Commission and solicitor had encouraged the Giorgio Family of Businesses in the past to consolidate lots to avoid such a situation. Consolidating the lots does not appear to create any non-conforming issues but will correct many. Mr. Heilman will be in contact with Mr. Manmiller about the issue.

**SOLICITOR'S REPORT** – None

**OTHER BUSINESS**

The Commission reviewed the annual report and had no comments or changes. The 2015 meeting dates were reviewed. There will be no meeting in July and the December meeting will need to be moved.

Having no other business, a motion was made by David Anspach 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 7:30 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