

Maidencreek Township Planning Commission
Wednesday, October 1, 2014

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

Guests: Kevin L. Manmiller, Steve Bensinger, John W. Hoffert, Christopher Hartman, Bob Folk

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 August 6, 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 – The invitation to the Center for Business and Civic Leadership open house was distributed to each member.

PUBLIC COMMENT – None

ENGINEER'S AGENDA

Brandywine Transportation – The September 5, 2014 Systems Design Engineering Inc. review letter was distributed and Mr. Hoffert, for Mr. Gross of Brandywine Transportation, asked for clarification on the necessity of the Environmental Impact Assessment report since a bus terminal is not an industrial use. Tom Unger of Systems Design Engineering stated that the EIA report applies to the Industrial and Special Intensified Agriculture Zoning District instead of any particular use. The Township is not looking to cause expense to the applicant. If a section is not applicable to the use, a simple answer of “not applicable” will suffice. Mr. Hoffert asked for consideration from the Planning Commission in regards to the driveway grade. The Township Ordinances call for no more than a ten percent grade. The existing driveway, known as private road Bertolet Place currently has between a twelve and fifteen percent grade. If the grade were to change, a three foot difference would exist between Bertolet Place and the driveways to the storage units and homes. Tom Unger asked for time to review the regulations and the Commission agreed that the professionals should discuss the situation between meetings. Commission members questioned the steep grade and if a bus would bottom out on it.

UGI and the applicant are working together to relocate the gas main. Once accomplished the Township will be asked if they will vacate the old road bed of West Wesner Road. Diane Hollenbach confirmed that the Maidencreek Township Authority would need a separate submittal since they had their own application and procedures. No action was taken on the plan.

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Maidencreek Plaza Resubdivision - The September 24, 2014 Systems Design Engineering Inc. review letter was distributed. The plan recombines the two lots created on the St. Matthews Greek Orthodox Subdivision. Mr. Unger stated that the storm water inlets, piping and ponds have been installed. Mr. Bensinger stated easements have been added to the plan and the other comments on the review letter have been addressed. The property was never conveyed to St. Matthews Greek Orthodox Church and remains in one deed. The low volume Highway Occupancy Permit has been extended until March 25, 2015. The applicant's intent is to keep the HOP and Gene Orlando of Orlando Law Office, Township Solicitor, felt there could be future ramifications if the HOP was extended. What would be the trigger for Penn DOT to re-review the plan if a different development concept was proposed? The developer agreed to suggest some notes about the HOP extension for Mr. Orlando to review. Mr. Bensinger asked if the Commission would consider granting conditional final plan approval. All agreed that the Township Engineer would need more time to review the revised plan than the week between this meeting and the Supervisors meeting. Mr. Pflum suggested an agreement might also be a way to address the HOP extension. No action was taken on the plan.

SOLICITOR'S REPORT - None

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Brad Pflum seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously. Meeting adjourned at 7:45 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