

Maidencreek Township Planning Commission
Wednesday, April 1, 2015

Attending: Jim Schoellkopf, Joel High, David Anspach, Brad Pflum, Christopher Garrell – Orlando Law Office, Charles Jones – Great Valley Consultants, and Diane Hollenbach – recording secretary

Guests: Scott Miller – Stackhouse Bensinger

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 of Allegiance.

APPROVAL OF THE AGENDA

A motion was made by Dave Anspach to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. Joel High seconded the motion. Hearing no questions on the motion, it passed unanimously.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Joel High to waive the reading of the March 4, 2015 meeting minutes and approve the minutes as presented. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

ACCEPTANCE OF PLANS

A motion was made by Dave Anspach to accept the Bradley Subdivision Final Plan for review. Joel High seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS – Joe Zidik of Custom Milling is the Pennsylvania Small Business Person of the Year.

PUBLIC COMMENT - None.

PLANS IN REVIEW

Bradley Subdivision Preliminary Plan – Charlie Jones of Great Valley Consultants Inc. reviewed the GVC March 23, 2015 letter with the Commission. All issues were addressed. Gene Orlando of Orlando Law Office asked that the deeds for the annexation parcel, the combination deed and the easements be recorded with the plan.

A motion was made by Brad Pflum to recommend the Maidencreek Township Board of Supervisors approve the Bradley Subdivision Final Plan conditional upon compliance with all items in the Great Valley Consultants review letter dated March 23, 2015, which is incorporated by reference, and simultaneous recording of the deed for the annexation parcel, the combination deed and the sewer easements. David Anspach seconded the motion and hearing no questions on the motion, it passed unanimously.

Esbenshade Greenhouse Final Plan – Charles Jones of Great Valley Consultants stated Mr. Esbenshade had agreed to screen the mulch bin from the adjoining commercial property.

A motion was made by David Anspach to recommend the Maidencreek Township Board of Supervisors approved the Esbenshade Greenhouse Final Plan conditional upon installation of

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screening at the mulch storage bin that is acceptable to the Township Engineer and the Authority's inspection of the high hazard backflow prevention valve. Brad Pflum seconded the motion and hearing no questions on the motion, it passed unanimously.

OTHER BUSINESS

Subdivision and Land Development Ordinance – The Commission discussed section 190-47B which regulates the how a mobile home is secured and the type of foundation it sits on. Brad Pflum stated that the section is almost too specific and suggested that the ordinance state that the foundation and anchoring must comply with the Township's adopted building code. The requirement for the skirting and the time limit on anchoring the mobile home should remain in the ordinance. Diane Hollenbach suggested that language be included so that it is clear that each mobile home is to be used in the calculation of open space or fee in lieu of open space. It was also suggested that the mobile home park follow the Township lighting regulations.

A draft Traffic Impact Study section and a revised Lighting section were reviewed for inclusion in the Ordinance. Therapeutic Massage definition was discussed. The Commission asked that it be more specific by adding that therapeutic massage is performed by a person licensed by the Commonwealth of Pennsylvania and that all personnel at an establishment be licensed and provide all license renewals to the Township.

The Commission reviewed the Zoning Map changes they had recommended in 2012. No changes were made to their previous recommendations.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Brad Pflum seconded the motion and it passed unanimously. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary