

Maidencreek Township Planning Commission
December 6, 2017

Present: James Schoellkopf Jr., Brad Pflum, Matt Davenport, Randy Hauk, Christopher Garrell – Orlando Law Office, Ed Kopicki – Systems Design Engineering, and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach, Heidi Fiedler, Steve Bensinger, William Colby, Tom Psarros, Stephano Folino, Rob Hain

James Schoellkopf Jr. called the December 6, 2017 meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

Approval of the Agenda

A motion was made by Brad Pflum to approve the agenda as presented. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Approval of Prior Meeting Minutes

A motion was made by Matt Davenport to approve the prior meeting minutes as presented. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

Communications – Diane Hollenbach presented the Commission with a list of the proposed meeting dates for 2018.

Public Comments and Questions – None.

Business:

Folino Warehouse Plan – Rob Hain presented revised plans for Berkshire Building Services. The site is located in the Industrial District (I). The plan proposes a warehouse with an office, a macadam lot and stone lot area. The site is mostly wooded, but many of the trees have been removed to date.

Ed Kopicki made note of Section 220-49C that states no permitted accessory building or structure is constructed within 75 feet of any residential district line. He advised the developer to check the distance from the residential district line to the proposed building to see if the requirement was met or not. Rob Hain believes the requirement is met at this point. Mr. Kopicki advised the plan does not show any parking bumper blocks being provided. Concrete bumper blocks need to be provided for any non-curbed portions of parking lots used for non-residential use or multi-family residential uses.

The plan needs more clarification in regards to the use locations for the heavy duty paving cross section and the gravel access parking area. The zoning ordinance states all loading areas should have a dust-free surface in areas used by delivery vehicles for parking and maneuvering. The surface can be any of the Board of Supervisors' approved dust-free surface materials. Stephano

Folino advised the driveway will be paved the minimum and the detail will be changed to paved stone. A lighting plan will need to be submitted as well.

The SALDO states the preliminary plan should include the approximate location of all existing trees. Extensive tree removal has occurred recently and the plan should depict the extent of the tree removal. Driveways must be a minimum of 25 feet wide and the proposed driveway is only 24 feet. The developer will change it to 25 feet. Two monuments must be placed on either side of the development where the lot lines intersect the public right-of-way per Section 190-36. The developer is asking for a waiver from this section and is proposing to put a monument in one corner and steel pins in the other three corners.

Ed advised the developer he needs to note a scale on the plan. Rob Hain noted the plan shows fencing around the property. Mr. Hain and Mr. Folino discussed it further and came to the conclusion the topography in this area does not warrant a fence. A secure gate would be installed across the driveway instead.

A motion was made by Matt Davenport to recommend to the Board of Supervisors a waiver of SALDO Section 190-36 requiring monuments, in lieu of the requirement steel pins will be placed at all property corners not currently marked and one concrete monument will be placed at the southern property line at the ultimate right-of-way. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to recommend to the Board of Supervisors a waiver of SALDO Section 182-17.C.(9) which requires RCP pipe and instead use high-density polyethylene pipe (HPDE). The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

GSP Properties Sketch Plan – Steve Bensinger of Stackhouse Bensinger presented the plans for GSP Properties. The property has two separate parcels and will be combined into one for this project. The plan shows a total of 11 buildings with a total of 22 units. The property will be under one ownership and the units will be rented out. An underground infiltration basin with two surface forebays for stormwater management is being proposed for this project.

Ed Kopicki noted the plan indicates the property is zoned a Commercial-Residential (CR) District and the proposed use is an office park. Office parks do not comply with Section 220-37 of the zoning ordinance. A review was submitted by the zoning officer also and the zoning officer said the use was by right. The zoning officer's opinion usually takes priority over the engineer's. Ed advised the impervious surface area being proposed is 44.5% and the zoning ordinance only allows 35% for commercial uses with off-site sewer and water. A variance will be required. The plans were submitted to the Fire Marshall for review and comment. Mr. Kopicki advised the boundary of this tract currently contains a tree screening and recommends the property owner maintain the screening after the site is built. Section 220-39B of the zoning ordinance states no commercial purposes will have a gross floor area including accessory structures in excess of 2,000 square feet. The structures are approximately 2,958 square foot. A special exception authorizing up to but not to exceed 3,000 square feet has been noted on this plan.

The parking requirement states office parks must have 3.5 spaces per 1,000 square feet. The applicant is proposing 97 parking spaces, but 114 spaces are required. A variance is being proposed. The loading space requirement states there should be 1 space for the first 1,000 square foot or fraction thereof. The office park would then need 11 loading spaces for a 12 foot by 50 foot loading space. A variance is being proposed.

Ed advised a lighting plan will need to be submitted to comply with the Township's SALDO. Mr. Kopicki also advised the developer is looking for a waiver of plan scale to allow a scale of 1 inch equals 40 feet. The SALDO reads 1 inch equals 50 feet.

A motion was made by Matt Davenport to recommend to the Board of Supervisors to waive plan scale requirement 1 inch equals 50 feet in favor of the scale of 1 inch equals 40 feet as prepared by Stackhouse Bensinger. The motion was seconded by Brad Pflum and hearing no questions on the motion, it passed unanimously.

Annual Report – Diane Hollenbach presented the Commission with the Annual Report of all its activities in 2017.

A motion was made by Brad Pflum to authorize the Chairman to sign the Annual Report for 2017. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary