

Maidencreek Township Planning Commission  
Wednesday, December 7, 2016

Commission Members in attendance: James Schoellkopf, Jr., Joel High, David Anspach, Matt Davenport and Brad Pflum.

Staff Members in attendance: Gene Orlando, Jr. – Orlando Law Office, Scott Anderson – Great Valley Consultants, Diane Hollenbach Township Manager and Shannon Daly-Recording Secretary

Guests in attendance: Vicki Solberg, 317 Sofia Blvd, Blandon – Bill Witman, Stoney Creek Rentals, Fleetwood - Ray Martin, Stoney Creek Rentals, Fleetwood – Kyle Nicholas, Stoney Creek Rentals, Fleetwood

James Schoellkopf, Jr. asked everyone to rise for the Pledge of Allegiance and then called the Maidencreek Township Planning Commission meeting to order at 7:00 p.m.

**APPROVAL OF THE AGENDA**

A motion was made by James Schoellkopf, Jr. to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by James Schoellkopf, Jr. to accept the prior meeting minutes as presented. Matt Davenport seconded the motion. Hearing no questions on the motion, it passed unanimously.

**COMMUNICATION – None**

**PUBLIC COMMENT AND QUESTIONS – Vicki Solberg** who lives on Sofia Drive, Blandon presented questions about lights and unfinished walkways that are presenting a hazard for kids due to it getting dark at 4:30 p.m. James Schoellkopf, Jr. advised that this issue is not a matter for the Planning Commission at this meeting and Diane Hollenbach reported that the matter is before the Supervisors have not been offered the streets for dedication because they're not finished. Diane Hollenbach stated that it is her understanding the Mr. Fallino has put the residential lots on the market to sell to a builder other than himself. Vicki Solberg also claims that "Marco" is beginning to put fertilizer and hay down.

**Ray Martin** from Martin Construction spoke next on behalf of Blandon Mennonite Fellowship, 415 Chestnut Street, Blandon. Mr. Martin stated that the Fellowship owns a two-and-a-half-acre lot across the street from the church. The Fellowship is seeking to build a pavilion on the lot with a restroom that would be hooked into public water and sewer once approved. Mr. Martin stated he was at this meeting to seek advice on what steps to take and what needs to be done. Diane Hollenbach inquired about the size of the pavilion and if it was going to be enclosed. Mr. Martin stated it would be 1,800 square feet and there are no plans to enclose the pavilion. Mr. Martin said that there would also be a small "warming" kitchen in the one corner along with the restroom. Matt Davenport stated the board was trying to determine if it's a primary structure or an accessory structure. Brad Pflum said a variance may be needed and suggested

that Mr. Martin contact Zoning Officer Terrance Naugle at Great Valley Consultants. Scott Anderson stated that most likely, storm water requirements would be needed as well.

**BUSINESS –**

**a.) Verizon Cell Tower Preliminary and Final Plan**

Thomas Schlegel, Attorney from Fitzpatrick, Lentz & Bubba, P.C. spoke on behalf of Verizon. Mr. Schlegel asked if all in attendance had an opportunity to review the letter from Great Valley Consultants (dated December 6, 2016) regarding Verizon Preliminary/Final Land Development, GVC File No. 4026-008. All Members acknowledged that they did. It was agreed to start at the top and address each aspect of each ordinance individually. For the purposes of these minutes, the individually listed numbers of each ordinance will be shown and the corresponding decision by the Members.

**SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE NO. 135**

1. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-24.A . David Anspach seconded the motion. Hearing no questions from the floor the motion passes unanimously.
2. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-15.E . Brad Pflum seconded the motion. Hearing no questions from the floor the motion passes unanimously.
5. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-15.L . Brad Pflum seconded the motion. Hearing no questions from the floor the motion passes unanimously.
6. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-15.M . Joel High seconded the motion. Hearing no questions from the floor the motion passes unanimously.
7. A motion was made by Matt Davenport to recommend to the Board of Supervisors approve a waiver of Section 190-15.N(7) . Joel High seconded the motion. Brad Pflum questioned the need to send this waiver request to the Board of Supervisors. After discussion and hearing no other questions from the floor, the motion passed unanimously.
8. Does not need a waiver.
10. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-16.F(5)(6)(7)(9)(10) David Anspach seconded the motion. Hearing no questions from the floor the motion passed unanimously.
11. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-16.I. Brad Pflum seconded the motion. Hearing no questions from the floor the motion passed unanimously.
13. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-17.A(9)(10)(12) . Joel High seconded the motion. Hearing no questions from the floor the motion passed unanimously.

**SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE NO. 135 (Continued)**

14. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-17.B(4) . David Anspach seconded the motion. Hearing no questions from the floor the motion passed unanimously.
16. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-34. Brad Pflum seconded the motion. Hearing no questions from the floor the motion passed unanimously.
17. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-38. Joel High seconded the motion. Hearing no questions from the floor the motion passed unanimously.
18. A motion was made by Matt Davenport to recommend to the Board of Supervisors to approve a waiver of Section 190-40. David Anspach seconded the motion. Hearing no questions from the floor the motion passed unanimously.

**b.) Stoney Creek Rentals**

Bill Witman, President of Witman Engineers & Consultants LLC, Morgantown, PA spoke on behalf of Stoney Creek Rentals. Mr. Witman stated that there is no use change, it is just adding another 2600 square feet of space to work on their rental trucks. Regarding parking along Guldin Road, Scott Anderson affirmed that parking big trucks is not permitted. Mr. Witman was advised it would be appropriate to request a waiver of Section 190-34B for this board to consider. Regarding Stormwater Management Scott Anderson suggested Mr. Witman speak to Zoning Officer Terrance Naugle at Great Valley Consultants.

**c.) Zoning Map Discussion**

Discussion regarding Genesis Drive (above Hope) took place. Supervisors wanted a recommendation from the Planning Commission to move a district C-1 District. Brad Pflum made a motion to for an ordinance and map change to extend the CR parcel to 222

**ADJOURNMENT** - Having no other business, a motion was made by David Anspach to adjourn the regular meeting. The motion was seconded by Brad Pflum. Mention was made that this was the final meeting for David Anspach and Shannon Daly. Hearing no questions from the floor, motion passed unanimously. Meeting adjourned at 8:25 PM

Respectfully Submitted,  
Shannon L. Daly, Secretary