

MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

MARCH 8, 2001 6:30 PM

CONDITIONAL USE HEARING

GUESTS: Joe Pendleton, Joann Pendleton, Bill Ulrich-Rajah Shrine, Robert Yeager, Jr. – Rajah Shrine, Gloria Kline, Tina Poole, Ronald Kemmerer, Gloria Kemmerer, Fay Isamoyer, Paul Martin, Brian Boyer-Vitillo Corporations, Robert Kopfer, Caroll Kopfer, Hether Quillman, Cindy Stump, Harold Burgert, David Hunsberger, Claude Beaver, James Schoellkopf, Christopher Hinz – Reporter.

PRESENT: Karl Bolognese-Supervisor, Roy Timpe-Supervisor, Terry Rarick-Supervisor, Richard Orwig-Solicitor, Thomas Unger-Engineer, Terry Manmiller-Operations Director and Ruth Manmiller-Recording Secretary.

Karl Bolognese opened the Conditional Use Hearing for the Rajah Shrine property at 6:30 PM, at which time he turned the hearing proceedings over to Solicitor Richard Orwig.

Solicitor Richard Orwig informed the guests that this advertised hearing was being conducted to hear testimony and public comment on the Conditional Use Application for the Rajah Shrine property located along Orchard Road and Slater Road in Maidencreek Township. The property owner and applicant is the Rajah Shrine. This property is zoned A-Agriculture. Conditional use of a property is a right of the property owner/applicant, provided the property owner/applicant can meet certain conditions set forth in the zoning ordinance.

The property in question currently houses an office building, a storage building, and a three-story warehouse. They are remaining buildings are from an orchard business. The property consists of approximately 47.84 acres.

John Hoffert, attorney for the property owner/applicant stated a Sketch Plan had been presented outlining their future plans for the property.

Brian Boyer of the Vitillo Corporation outlined the future plans for the Rajah Complex along Orchard Road in Maidencreek Township. Each area of improvement to existing buildings or new additions were identified numerically on the Sketch Plan.

Mr. Hoffert stated he received correspondence from the Maidencreek Township Planning Commission endorsing the Sketch Plan.

Solicitor Richard Orwig informed the public this hearing is for conditional use only. Should a conditional use be granted, the Rajah Shrine in the future would submit a Land Development for review.

Mr. Hoffert advised the Board the proposed Temple that would be constructed on the Ontelaunee Township portion of the property, would probably not become a reality. The membership has declined in the past years and at this time there is no need for the building. The improvements on this property will be primarily for use by the Shrine; however, several areas will be designated for community use.

Brain Boyer of the Vitillo Corporation outlined the plans for improving transportation in the area. Their plans include a 24-foot cart-way on Orchard Road w/curbing, realignment of Slater Road, and a left turn lane at the intersection of Orchard Road and Rt. 73.

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Mr. Jacobs of the Vitillo Corporation continued with testimony relating to the transportation study conducted at surrounding intersections near the complex. The study revealed all intersections could handle the traffic and, with the realignment of Slater Road, the transportation problems in this area would be handled properly.

Shrine Officer William Ulrich stated the buildings and improvements outlined on the Sketch Plan and eventually the Land Development Plan will be completed in three phases.

Phase I: Pavilion, Community Building, Meeting-Events Building, and the soccer field w/parking

Phase II: Equipment Building and Pavilion w/parking

Phase III: Show Rink and Stables

Since the estimated cost for the project is \$4,000,000.00, this project will progress gradually.

No Action will be taken at this hearing. The Board will announce their intentions at the Board of Supervisors Meeting following this hearing at 7:00 PM.

The hearing was adjourned at 6:55 PM

Respectfully submitted,

Ruth M. Manmiller
Recording Secretary

CC: Board of Supervisors

Terry Manmiller, Operations Director

Richard Orwig, Solicitor

Thomas Unger - Systems Design Engineering, Inc., Township Engineer

Planning Commission

Park and Recreation Board

Zoning Hearing Board

Paul Herbein, Zoning Hearing Board Solicitor

Maidencreek Township Authority

Robert Hobaugh, Esq., Maidencreek Township Authority Solicitor

Tax Collector

Fred Giorgi

Daniel Miller, Fire Chief