

Maidencreek Township Planning Commission
Wednesday, May 6, 2015

Attending: Jim Schoellkopf, Joel High, David Anspach, Brad Pflum, Charles Jones, Gene Orlando, Jr., Matt Davenport, Diane Hollenbach, and Shannon Daly-Recording Secretary

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00p.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 April 1, 2015 meeting minutes and to approve the minutes as presented. Brad Pflum seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION

Diane Hollenbach received a visit from Dave Zwicky. While Mr. Zwicky did not go into detail on his project, this August he will be submitting plans that he claims will create 25 to 30 permanent jobs as an expansion of his recycling type of operation. He would not say exactly what he would be doing. He stated that it does fall under his current DEP permit. He does not need an air quality permit. He plans on using the property behind Custom Milling and at his existing facility on Buena Vista. It will reduce the truck traffic. He will be meeting with various Township authorities and engineers prior to submitting plans to find out exactly what he needs to do. He is hoping to break ground by the end of the year. Diane Hollenbach said it all hinges on a zoning change for part of his property from agriculture to SIA.

PUBLIC COMMENT – None

PLANS IN REVIEW – None

OTHER BUSINESS

220 Buena Vista Variance: Charles Jones did a brief review but only as it applies to the zoning request, not a land development review as it's not at that stage yet. Discussion ensued regarding the zoning maps, which were difficult to read due to being printed in black and white. Should they get their zoning relief, they will have to follow the land development process later on. They are proposing a planting screen around the fenced in area (arborvitaes, 5ft on center) that will house the equipment shed and generator and the monopole itself. It was discussed that the location would be a good spot for a cell tower as current cell tower reception is poor. The matter is up to zoning for now. Dave Anspach does not think it's a bad option but said resident input would be a prime factor. Eugene Orlando did not think the location would be a problem, so long as they (C&D Zwicky) get the appropriate relief needed and go through land development.

MTPC Meeting Minutes

Discussion ensued regarding whether conditional use vs. zoning variance and that each zone should list the conditional uses. Diane Hollenbach said she would have to take a look at that. Charles Jones suggested clear and direct language regarding cell towers in needed.

The Planning Commission agreed unanimously that it does not take a position on whether or not the variance is granted. The Planning Commission will recommend that if the Zoning Hearing Board grants a variance, the Board impose as conditions, satisfactions of the provisions of section 220.48 and require land development plan approval.

Bridge at Ridge Road & West Shore Drive: It was discussed at a recent Supervisors meeting that they are talking about redoing the bridge. The state is offering a couple of different options; make it a light duty use or take it away all together. Future costs at maintaining this bridge, if rebuilt, was discussed. Diane Hollenbach discussed that the detour currently in place can't continue, citing that it's too narrow with too many turns.

Shaeffer Road Bridge: It was discussed that the bridge is continuing to deteriorate due to heavy use and also by tractor trailers who are trying to avoid 222 traffic. Diane stated that PennDot now wants to fast-track this bridge because the round-a-bout and the Shaffer Road bridge repairs are happening in the same construction season. Projections on this project to be completed are in 2017.

Zoning Revision: Diane Hollenbach said they looked at the zoning revisions. The revisions say "Ag Preservation District" but the zoning map says "Ag District". All agreed "Ag District" would be acceptable.

Diane Hollenbach mentioned that they discussed and put in the zoning document, a recreation overlay district. The boundaries are to include land situated between U.S. Route 222 and Maiden Creek Road and from Pleasant Hill Road to Richmaiden Road. It was agreed unanimously to proceed with the overlay.

ADJOURNMENT

Having no other business, a motion was made by Matt Davenport to adjourn the regular meeting. David Anspach seconded the motion and it passed unanimously. Meeting adjourned at 7:41 p.m.

Respectfully Submitted,

Shannon L. Daly, Secretary