

Maidencreek Township Planning Commission
Wednesday, October 5, 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: Catherine E.N. Durso – Fitzpatrick Lentz & Bubba, P.C. and Michael Cleary – Maser Consulting, P.C.

Matt Davenport asked everyone to rise for the Pledge of Allegiance and then called the Maidencreek Township Planning Commission meeting to order at 7:01 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. David Anspach seconded the motion. Hearing no questions on the motion, it passed unanimously.

COMMUNICATION – Township Manager Diane Hollenbach made Members aware of two pages in front of them from the *Center for Excellence* detailing a course that may be of interest, *Agricultural Expansion and Construction 101*, which is about the poultry industry. If any Member would like to attend, please let Diane Hollenbach know and she will take care of registration and the Township will pay for the course.

PUBLIC COMMENT AND QUESTIONS – None

BUSINESS –

a.) Verizon Cell Tower Variance and Conditional Use

Catherine Durso, Attorney for Applicant and Michael Cleary from Maser Consulting, P.C. presented an aerial overview map of the site and discussed adding an additional tower on the existing site. Catherine Durso stated that the plan has been submitted for conditional use approval and submitted to the zoning hearing board for the requested variances related to setback as well as a request to forego landscaping around the tower. James Schoellkopf, Jr. presented questions and concerns about the setback. Scott Anderson asked Catherine if she had gone through the review letter and she acknowledged that she did. Brad Pflum raised concerns about the proposed propane tank size (500 gallon) and 12 inch placement off a building. Mike Cleary stated that since there are no windows on the side of where the tank will be placed, it is acceptable. If there were windows, the distance would be a minimum of 10 feet.

David Anspach made a motion to pass on conditional uses to the Supervisors and the variances to the Zoning Hearing Board Brad Pflum seconded the motion. Hearing no questions from the floor, motion passes unanimously.

Matt Davenport made a motion that the Planning Commission has no objections to the requested relief regarding the variances of landscape screens, section 220 48A 6 as called out in the Great Valley letter of September 30, 2016. Seconded by Joel High. Hearing no questions from the floor, motion passes unanimously.

Motion was made by David Anspach and seconded by Joel High to allow both poles on the same property. Hearing no questions from the floor, motion passes unanimously.

Motion was made by Matt Davenport that the Planning Commission support the conditional use subject to the requested zoning relief granted by the zoning hearing board and satisfaction of the Great Valley Review letter of September 30, 2016. Motion seconded by Brad Pflum. Hearing no questions from the floor, motion passes unanimously.

b.) Zoning Ordinance Review

Supervisors stated that they would only like to limit medical marijuana dispensaries to C1. They were not comfortable with CR as it involved residences and C2 was more regional. They also wanted to limit the manufacturing and growing to just the industrial district. James Schoellkopf, Jr. stated this is also consistent with what the county just put out not too long ago. Brad stated this is not an agricultural use. Supervisors would like the input of the Planning Commission. Planning Commission Members indicated they are all in agreement with Supervisors on the zoning requirements for medical marijuana.

Supervisors also asked the Planning Commission to review Windmill ordinances regarding height and setback distances for their input. Brad Pflum stated the 180 foot height should include the blade. James Schoellkopf, Jr. asked members if a structure of this height is acceptable for the Maiden Creek Township community. Further discussion and review will take place to come to a consensus.

ADJOURNMENT - Having no other business, a motion was made by Brad Pflum to adjourn the regular meeting. The motion was seconded by David Anspach. Hearing no questions from the floor, motion passes unanimously. Meeting adjourned at 7:39 PM

Respectfully Submitted,
Shannon L. Daly, Secretary