

Maidencreek Township Planning Commission
October 3, 2018

Present: James Schoellkopf Jr., Matt Davenport, Randy Hauk, David Brown, Gene Orlando – Orlando Law Office, Ed Kopicki – Systems Design Engineering, and Meagan Boyer – recording secretary

Guests: Diane Hollenbach, Ruben Morales, Lewis Morales, Curtis Rhine, Judy Rhine

James Schoellkopf Jr. called the October 3, 2018 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 Matt Davenport to approve the agenda as presented. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

Approval of Prior Meeting Minutes

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

Communications

Morales Zoning Hearing

Mr. Lewis Morales presented Mr. Ruben Morales's exhibits regarding the sale of automobiles at 8009 Allentown Pike. The exhibits included various sketches and photos addressing some of the Commission's concerns. The sketch of the front of the building showed how the spaces would be utilized for displaying cars and parking. The rear of the building sketch showed additional customer parking and display spaces.

Matt Davenport advised there were concerns on how the cars were going to be laid out on the property, if there is adequate room for emergency services, and that zoning setbacks are met for parking or impervious surface coverage. The plan does not show details of what is impervious surface or if any paving is proposed which could impact storm water runoff. The plan does not depict if the property is in a flood plain or not. The current zoning district the property is in does not allow for the sale of automobiles. A measured sketch would be helpful to address these concerns and would help Mr. Morales get the necessary relief from the Zoning Hearing Board.

The Commission has no opposition to the use of the property, but the members were concerned Mr. Morales would have to go back to the Zoning Hearing Board again to ask for more relief from other aspects of the zoning ordinance. The Commission agreed Mr. Morales should consult a professional attorney and engineer. The professionals can then draw a more defined and measured sketch plan and review the zoning ordinance to ensure Mr. Morales is applying for all the relief necessary at one hearing instead of multiple hearings.

Industrial Hemp

Diane Hollenbach advised the Township was in receipt of a letter stating as part of the farm bill industrial hemp has been approved as a farm crop. The farm bill has not been signed and approved yet. Geoff Whaling is proposing a 20-acre complex. The proposal includes a decortication plant, bio-mass and bio-fuel center, a public education center, model home, animal care unit, nutritional processing, industrial matting and weaving unit, and a genetics development center.

Public Comments and Questions – None.

Business:

Messinger Annexation Plan

The Board was presented with an annexation plan for the Messinger property along the North side of W. Wesner Road in the R-2 Zoning District. The plan is to subdivide the 0.9 acres off the property owned by Kimberly and Matthew Messinger and annex it to the adjoining property owned by Curtis Rhine. The annexation parcel is undeveloped land and has no dwellings. It has a stone foundation, shed, and an outhouse currently. The plan does not propose any new development.

Ed Kopicki expressed his concern regarding one of the proposed lot lines that creates the annexation parcel. The lot line how it is drawn would create a non-conformity with the existing barn on the rear of the new Messinger lot. The line violates the rear yard set-back of 15 feet.

Gene Orlando and Ed Kopicki discussed the options available to Mr. Rhine. Mr. Orlando advised the lot line could be moved 15 feet and non-conformity problem would be remedied. Mr. Rhine agreed to move the line 15 feet and resubmit his annexation plan for approval next month.

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 8:00 p.m.

Respectfully Submitted,

Meagan Boyer

Meagan Boyer
Recording Secretary