

Maidencreek Township Planning Commission

September 6, 2017

Present: James Schoellkopf Jr., Matt Davenport, Joel High, Brad Pflum, Randy Hauk, Gene Orlando – Orlando Law Office, Tom Unger – Systems Design Engineering, and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach, John Watkins – Watkins Architect, Dan Sutton – Maidencreek TV & Appliance, Howard Stoltzfus – Howard Stoltzfus Construction Co.

James Schoellkopf Jr. called the September 6, 2017 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 Joel High to approve the agenda as presented. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Approval of Prior Meeting Minutes

A motion was made by Brad Pflum 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 – None.

Public Comments and Questions

Maidencreek TV & Appliance

John Watkins presented another sketch plan option and proposed floor plan. The lot is almost completely impervious and PennDot will be condemning the front building in order to achieve the necessary setbacks for the highway. The proposal is to maintain the existing warehouse and build an addition in an “L” shape around the warehouse. The proposal includes the potential for a future addition if the cost is plausible. Green space would be added in with the parking in the front. Dan Sutton said the biggest problem is the water runoff, but Mr. Sutton believes they have come to an agreement with PennDot to resolve this issue. The other issue was the demolition of the front building. PennDot is going to let Maidencreek TV & Appliance handle the demolition of the building to allow for the project to go a little smoother.

Maidencreek TV & Appliance is looking to go straight to a building permit. Matt Davenport would like some compliance demonstrated in regards to the zoning ordinance. The building permit could possibly go concurrently with land development. The concern land development wise is analyzing storm water, erosion and sediment control, required landscaping and lighting. If an initial land development plan is submitted with some reasonable certainty that the project is proceeding, then a building permit could be ready upon approval from the Board of Supervisors. The approval could be a preliminary final land development.

The Planning Commission is supportive of the plan and project, but the concern is how things will work with PennDot and the amount of unanswered questions at this stage. The Commission would like some form of proof of protection that the plan that will be approved will be the plan that is built.

Business:

SALDO Review

The Planning Commission reviewed another section of the SALDO and made a few comments and changes.

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Joel High and hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 9:02 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary