

Maidencreek Township Planning Commission  
October 4, 2023

Present: Jim W. Schoellkopf, Jr; Dave Brown; Randy Hauk, Matt Davenport, Gavin Milligan, Christina Hafer, Township Secretary, Tom Unger, Systems Design Engineering.

Guests: John Hoffert, Surveying

Jim W. Schoellkopf, Jr. called the October 4, 2023, Meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. at the Maidencreek Township Municipal Building and recited the Pledge of Allegiance.

**AGENDA MODIFICATIONS**

No agenda modifications.

**APPROVAL OF THE SEPTEMBER 6, 2023, MEETING MINUTES**

A motion was made by Matt Davenport to accept the minutes for September 6, 2023. The motion was seconded by Dave Brown and after hearing no questions on the motion, the motion carried.

**COMMUNICATIONS**

No communications.

**PUBLIC COMMENTS**

No public comments.

**REVIEW OF SKETCH, PRELIMINARY AND FINAL PLANS**

Discussion of Final Plan Submission Extension, Jojaz LDP (until November 13, 2024)

Mr. Unger stated the ordinance requires the applicant to submit a final plan within 1 year of preliminary plan approval and said no ordinances are being revised that would impact this plan. The applicant is requesting an extension to complete that submission by November 13, 2024.

A motion was made by Dave Brown to recommend the Board of Supervisors approve the Final Plan Submission Extension for Jojaz LDP until November 13, 2024. The motion was seconded by Randy Hauk and after hearing no question on the motion, the motion carried unanimously.

Review of Sunday/Davidson Annexation

Mr. Unger explained the Sunday/Davidson Annexation stating that it would not create new lots or change frontage. Both lots have existing dwellings and the parcel being annexed is undeveloped. He also said they have to do percolation tests to make sure that no one has a malfunctioning system and need to provide back-up testing. Mr. Unger did not recommend action on the plan this evening. The Board asked about the monuments and the right of way. Mr. Unger said the monuments would be installed and the ordinance requires the right of way to be 53 feet, as of now it is about 33 feet. The Board continued the discussion of adding the additional 10 feet of right of way.

Mr. Hoffert submitted a Waiver Request Letter to the Planning Commission not to install curbs and sidewalks due to the rural setting of the portion of the Township. Mr. Hoffert questioned

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some parts of the letter from SDE stating the ordinance reads the key map to be a scale of 1,000 feet or less. Mr. Hoffert also asked about the clear site triangles for existing driveways section of the letter, stating he could not find in the ordinance specifying anything other than intersections and said he typically will put a set distance of 10 feet from the edge of the road, not to plant anything to obstruct the site view of driveway exit.

**OLD BUSINESS**

Small Cell Tower Ordinance

Mr. Unger stated this is a small wireless facility and explained what they are allowed to put in the Township right-of-way and where they can and cannot mount them. The ordinance is in the Street and Sidewalk due to the right-of-way in the township. Mr. Unger said he would like to add language that states the poles have to be put on the side property line, not in front of the house.

The Board discussed with Mr. Unger further where, and when they would possibly be installed, the type of poles they would install them on, the appearance of the poles, minimum clearance questions, fees for permits, and applying for permits before installation. They also discussed the time limit allowance for permit terms, when obsolete and not being maintained the Township has the right to take them down. Mr. Unger will revise the Small Cell Tower Ordinance to include removal of equipment, side yard property line, clearance of sidewalks, and term of permit.

**ADJOURNMENT**

A motion was made by Matt Davenport to adjourn the meeting. The motion was seconded by Randy Hauk and after hearing no questions on the motion, the motion carried unanimously.

The meeting was adjourned at 7:41 p.m.

Respectfully Submitted,

Christina L. Hafer  
Township Secretary