

Maidencreek Township Planning Commission
December 6, 2023

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

Guests: No guests attended.

Jim W. Schoellkopf, Jr. called the December 6, 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

A motion was made by Matt Davenport to approve the December 6, 2023, Agenda. The motion was seconded by Dave Brown and after hearing no questions on the motion, it passed unanimously.

APPROVAL OF THE NOVEMBER 1, 2023, MEETING MINUTES

A motion was made by Matt Davenport to accept the minutes for November 1, 2023. The motion was seconded by Gavin Milligan and after hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS

Randy Hauk commented saying he appreciated the effort of the Township Road Crew on the leaf collection, saying they did a good job at his property with all the leaves.

PUBLIC COMMENTS

No public comments.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT & PLAN REVIEWS

David Kopfer Subdivision requires an extension of time to the review period.

Diane Hollenbach said that they are asking for a 120-day time extension to be able to complete the requirements for the project. Diane said she spoke with Mr. Laudenslayer and he said he was not sure if they were going to continue with the project due to unforeseen circumstances.

A motion was made by Randy Hauk to recommend the Board of Supervisors accept the David Kopfer time extension until April 8, 2024. The motion was seconded by Gavin Milligan and after hearing no questions on the motion, it passed unanimously.

Sunday/Davidson Annexation Subdivision time extension to March 6, 2024.

A motion was made by Dave Brown to recommend the Board of Supervisors accept the Sunday/Davidson Annexation Subdivision time extension until March 6, 2024. The motion was seconded by Matt Davenport and after hearing no questions on the motion, it passed unanimously.

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Review of Maiden Creek Associates Preliminary Land Development Plan.

Maiden Creek Associates requested to be pulled from the agenda. Tom Unger said they were issued a review letter dated December 1, 2023, stating the Conditional Use meeting on December 21, 2023, will address a number of the issues. He said the Commission addressed curb, sidewalk, and lighting issues, other issues include stormwater runoff, and volume of stormwater runoff. Regulations through the State address quality and quantity using a rate of water, gallons per minute but the volume of water is not addressed. Mr. Unger said they put together added references to support the Township's position on using the volume of water instead of the rate of water.

Diane Hollenbach asked about the runoff at Peters Spring. Mr. Unger said the State's position for all concerns about Peters Spring will be addressed to NPDES permitting requirements. He also said they reached out to the Reading Area Water Authority and Spotts, Stevens, and McCoy and they are taking the same position.

The Commission continued the discussion on curbing relating to stormwater and the position of the State and RAWA.

Diane suggested posting the Plan Reviews on the website and Facebook. Gavin also said he suggested sharing this with the public.

BUSINESS

Review and Comment on Zoning Hearing Application – Rajah Shrine Sign.

The Zoning Hearing for Rajah Shriner's Sign will be on December 28, 2023. There are concerns in the community about the location and size blocking the line of sight as people try to navigate the five-spoke intersection, suggesting the Planning Commission write a letter to the Zoning Board. The Commission continued the discussion on the placement being the closest edge a minimum of 25 feet and the clear sight triangle. They also discussed if Calcium Road would ever be reopened, which is unlikely but they may reroute Calcium Road at the intersection to make it safer.

Solar Ordinance – The Board of Supervisors authorized the Planning Commission to move forward with formulating an ordinance regulating large-scale solar projects.

Tom Unger said the Board of Supervisors meeting authorizes the Engineer to work with the Planning Commission to develop a Solar Ordinance and will start in January. Tom said there are a lot of ordinances about Solar Farms with agriculture in mind.

Discussion regarding 2024 meeting dates.

The Planning Commission meeting will be held on January 4, 2024, at 7:30 pm.

ADJOURNMENT

A motion was made by Dave Brown to adjourn the meeting. The motion was seconded by Randy Hauk and after hearing no questions on the motion, it passed unanimously.

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The meeting was adjourned at 7:29 p.m.

Respectfully Submitted,

Christina L. Hafer
Township Secretary