

Maidencreek Township Planning Commission
February 1, 2023

Present: Jason Bailey; Dave Brown; Matt Davenport; Randy Hauk, Christina Hafer, Secretary, and Tom Unger, Engineer.

Guests: Cliff Panneton, Jarrett Gibboney

Matt Davenport called the February 1, 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.

Approval of the Agenda

A motion was made by Jason Bailey to amend the agenda adding the minutes from December 7, 2022, meeting. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

Public Comments

Jarrett Gibboney, 267 Long Leaf Dr. Mr. Gibboney spoke about commercial zoning regulations, giving examples of ordinances about large warehouses with limits. The Board discussed how warehouses could only be built in industrial areas and the Township does not have that much area to build large warehouses.

Hearings and Approvals

Maiden Creek Associates Land Development Plan Extension

A motion was made by Jason Bailey to accept the Maiden Creek Associates Land Development Plan Extension to March 31, 2023. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

DEP Planning Module for Nevin Burkholder Property

Tom Unger spoke about the plans for the Burkholder property at Pleasant Hill Road. The Board discussed the details of the DEP Planning Module with Mr. Unger.

A motion was made by Jason Bailey to allow Vice Chair, Matt Davenport to sign the DEP Planning Module Component for the Nevin Burkholder Property. The motion was seconded by Dave Brown and hearing no questions on the motion, it passed unanimously.

C-2 Regional Commercial Zoning Changes

Tom Unger spoke about the removal of Conditional Use Section 1 of the C-2 zoning district, which states, “wholesale businesses, storage and warehousing establishment uses carried on within completely enclosed structures (off-street parking and loading facilities need not be within such a structure).” Mr. Unger, the Board, and residents discussed the details of the removal of Section 1. Tom Unger will do more research on the C-2 zoning ordinance the Board had discussed and the questions that arose.

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A motion was by Jason Bailey to recommend the Board of Supervisors to move forward with the process to remove Section 1 of the C-2 zoning district ordinance. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

Height Requirement Changes to Supplementary Regulations

Tom Unger discussed limiting building height to 50 feet in the C-2 zoning district.

A motion was made by Jason Bailey to recommend the Board of Supervisors move forward with the height requirement changes to supplementary regulations for the C-2 zoning district. The motion was seconded by Dave Brown and hearing no questions on the motion, it passed unanimously.

Consideration of Meeting Minutes

A motion was made by Jason Bailey to accept the minutes for December 7, 2022. The motion was seconded by Randy Hauk and hearing no questions on the motion, it passed unanimously.

A motion was made by Jason Bailey to accept the minutes for January 4, 2023. The motion was seconded by Dave Brown and hearing no questions on the motion, it passed unanimously.

Business

Review of Township-Wide Landscaping Ordinance

Mr. Unger stated Mr. Ahrens needed clarity on Section B-5 of the Landscaping Ordinance Draft. The Board and Mr. Unger discussed the definition of woodland extraction, how many trees were being replaced according to the size and type of trees being taken down, and what districts it would apply. The Board had questions on other sections of the Landscaping Ordinance Draft. Mr. Unger and the Board discussed further the questions brought up about the ordinance draft, including the tree protection zone and maintenance of the trees planted.

Review of Cell-Tower Regulations Ordinance

Mr. Unger explained the Small Wireless Facilities and Use of Public Street Right-of-Way Ordinance Draft and where he acquired the ordinance draft. The Board had questions on location and fee amount. The Board stated they would like to talk with Eric Frey, Solicitor before moving forward.

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

The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Christina Hafer, Recording Secretary