

Maidencreek Township Planning Commission
March 1, 2023

Present: Jason Bailey, Dave Brown, Matt Davenport, Randy Hauk, James Schoellkopf, Hunter Ahrens, Township Manager, and Tom Unger, Engineer.

Guests: None.

James Schoellkopf called the March 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.

Consideration of Meeting Minutes

A motion was made by Matt Davenport to amend the agenda to include a Time Extension for the Maiden Creek Associates LDP. The motion was seconded by Matt Davenport and hearing no questions on the motion, it passed unanimously.

Approval of the Agenda

A motion was made by Jason Bailey to approve the agenda as presented. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

Communications

Receipt of the Crossing at Maidencreek Subdivision

Hunter Ahrens shared that the Township had received a 41-lot Major Subdivision application entitled "Crossing at Maidencreek." Tom Unger shared that there would be a review letter prepared for next month's meeting.

Public Comments

No public comment.

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 April 13, 2023. The motion was seconded by James Schoellkopf and hearing no questions on the motion, it passed unanimously.

Comments to the ZHB for 107/109 W. Wesner Road Plan

Mr. Unger explained that the owner of 107/109 W. Wesner Road proposed to have a duplex divided along the divider wall to subdivide the property below the minimum lot requirements. The Planning Commission determined that they would take no action.

C-2 Regional Commercial Zoning Changes

The Planning Commission had agreed that the previous month's conclusion stands and is ready for the Board of Supervisors to consider.

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Township-Wide Landscaping Ordinances

Mr. Ahrens reviewed the Township-Wide Landscaping Ordinance draft language on heritage trees, tree extraction, and replacement,

The Planning Commission advised that the tree replacement schedule needs to be adjusted to reflect lower caliper trees and greater multiples of those sizes. The high end of the caliper guide would be where regulations on tree preservation would stand.

The Planning Commission identified additional concerns related to the ordinance draft and recommended language and grammatical changes, clarification on delegations of responsibility, as well as concerns with raised curbed systems. The Planning Commission also discussed hardscaped or landscaped buffers to create separations within the ordinance to prevent fences.

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 7:44 PM

Respectfully Submitted,

Christina Hafer, Recording Secretary