

Maidencreek Township Planning Commission
March 6, 2024

Present: Jim W. Schoellkopf Jr, Randy Hauk, Matt Davenport, Gavin Milligan, Aaron Rogers, Diane Hollenbach, Township Manager, Christina Hafer, Township Secretary, Tom Unger, Township Engineer, Systems Design Engineering and Pamela Stevens, Township Engineer, Systems Design Engineering.

Guests: Massimo Caloiero, Crossing at Maidencreek, and Larry Grybosky, from C2C Design Group.

Zoom: David Wolfson, Maiden Creek Associates.

Matt Davenport called the March 6, 2024, meeting of the Maidencreek Township Planning Commission to order at 7:00 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Gavin Milligan to approve the March 6, 2024, Agenda. The motion was seconded by Jim Schoellkopf Jr. and after hearing no questions on the motion, it passed unanimously.

APPROVAL OF THE JANUARY 3, 2024, REORGANIZATION AND REGULAR MEETING MINUTES

A motion was made by Aaron Rogers to accept the Reorganization and Regular Minutes for January 3, 2024. The motion was seconded by Randy Hauk and after hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS

No communications

PUBLIC COMMENTS

No public comments.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT & PLAN REVIEWS

Acceptance of Crossing at Maidencreek Final Plan for Review.

Tom Unger stated Crossing at Maidencreek submitted their Final Plan for review and there is a Final Plan Review Letter dated February 29, 2024.

A motion was made by Gavin Milligan to accept the Crossing at Maidencreek Final Plan. The motion was seconded by Randy Hauk and after hearing no questions on the motion, it passed unanimously.

Randy Hauk asked about the fee in lieu of open space at Crossing at Maidencreek. Mr. Unger stated the Board of Supervisors decided they did not want additional land and agreed to the fee in lieu of open space.

Larry Grybosky, from C2C Design Group, presented the Final Plan Map to the Commission. Mr. Unger stated that it is the second phase of the Crossing at Maidencreek and went through the

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history of the property. He said there are 39 single-family homes, and the stormwater basin will be maintained by the HOA. Mr. Unger also said they will be serviced by public water and sewer but the details still need to be addressed, including easements. Mr. Unger went over the review letter with the Commission including no Zoning issues, Subdivision Land Development needs to be signed, fee in lieu of open space, Stormwater Management providing O&M Agreement, with a summary with outstanding items. Mr. Grybosky said the easements are in place but they are working to revise the wording or to get a new easement. He also stated he is working with the Water Authority and property owners for an agreement.

Diane Hollenbach asked about the road names to be approved and will run it by 911, and Mr. Caloiero said he would like to use the names, Carmela, and Glick.

Acceptance of Maiden Creek Associates Final Plan for Review.

A motion was made by Jim Schoellkopf, Jr. to accept Maiden Creek Associates Final Plan. The motion was seconded by Randy Hauk and after hearing no questions on the motion, it passed unanimously.

Kopfer Time Extension (Expires April 8, 2024). Before the Board of Supervisors April 11, 2024, meeting.

Diane Hollenbach explained why there has not been any movement on the Kopfer time extension.

A motion was made by Jim Schoellkopf, Jr. to recommend the Board of Supervisors reject the plan based on outstanding items on the review letter dated March 3, 2021, and the absence of a time extension letter received. Randy Hauk seconded the motion and after hearing no questions on the motion, it passed unanimously.

Ringler Planning Module.

Mr. Unger stated the exemption form filed with the DEP was denied. He explained the planning module asking the Commission to authorize the signature.

A motion was made by Jim Schoellkopf, Jr. to authorize the signature for the Ringler Planning Module. Randy Hauk seconded the motion and after hearing no questions on the motion, it passed unanimously.

Conditional Use Application from Heeby's.

Tom Unger explained what Heeby's would like to do, replacing the old trailers for storage with a proposed building. The Commission had questions about parking, zoning issues, and the process for conditional use and continued to discuss it with Mr. Unger including water quality and quantity with runoff, and the plans for the building.

A motion was made by Randy Hauk to recommend sending Heeby's Conditional Use Application subject to the removal of the trailers to the Board of Supervisors. Aaron Rogers seconded the motion and after hearing no questions on the motion, it passed unanimously.

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BUSINESS

Solar Regulations.

Pamela Stevens recapped the Solar Regulation Ordinance including the roof-mounted solar panels, principal solar energy systems, and the permitted uses in the different zoning districts. Randy Hauk questioned the stripping of the topsoil of the solar farms and whether is it addressed in the ordinance. Pamela said we could add this to the ordinance and said it is important. Mr. Unger stated the Commission should take a close look at the ordinance using conditional use for agricultural land. Diane Hollenbach added that any solar farm projects that are submitted must have a meeting with the Conservation District. The Commission continued the discussion on the ordinance with Mr. Unger stating there are a lot of papers written about the subject and stormwater issues the Commission could look at. They also discussed having this ready by next month to send to the Board of Supervisors.

Comments from the Commission.

Randy Hauk said he was concerned about the Maiden Creek Associates land with holes and groundwater, and Mr. Unger said they previously reached out to RAWA and have exhausted everything and the Township is more stringent than the DEP model ordinance.

Aaron Rogers asked about retail online business and buyers picking up at the seller's home, and if the Township would consider allowing it in some zoning districts. Matt Davenport explained the two home occupations that are allowed as of now in the Township. The Commission discussed the regulations including limiting merchandise or storing it outside. They also discussed the time restrictions, noise, traffic, parking, and unknown people in the neighborhood. The Commission agreed to investigate home-based sales and occupation.

A motion was made by Randy Hauk to recommend investigating making changes to home-based sales and home occupation. Aaron Rogers abstained from the vote. Jim Schoellkopf, Jr. seconded the motion, and hearing no questions on the motion, the motion carried.

ADJOURNMENT

A motion was made by Jim Schoellkopf, Jr. to adjourn the meeting. The motion was seconded by Aaron Rogers and after hearing no questions on the motion, it passed unanimously.

The meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Christina L. Hafer
Township Secretary