

Maidencreek Township Planning Commission  
April 5, 2023

Present: Jim W. Schoellkopf, Jr., Jason Bailey; Dave Brown; Randy Hauk, Christina Hafer, Secretary, Nicole Manley, Esq. of E. Kenneth Nyce, and Tom Unger, Engineer.

Guests: Larry Grybosky, Project Manager of C2C Design Group

Jim W. Schoellkopf, Jr. called April 5, 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.

The Board agreed the agenda is acceptable.

**Approval of the March 1, 2023, Meeting Minutes.**

The meeting minutes are Tabled until May 3, 2023, meeting.

**Communications**

Nicole Manley announced the Maiden Creek Associates advertised in the Reading Eagle on April 4, 2023, a deemed approved in the conditional use matter. The township does not agree with the approval, we can't appeal this matter to be heard by the court. The residents who are parties to the matter must file a notice to appeal by May 3, 2023.

Randy Hauk asked if the township is prepared for the infrastructure with underground fiber optic cable installations. Tom Unger said we are prepared, having street cutting ordinance in place and we are in the process of updating the street-cutting ordinance which will be put before the Board of Supervisors next meeting to act and advertise. Mr. Hauk asked about the road right-of-way on property owners' property. Mr. Unger stated we are setting specifications for restoration requirements. Mr. Unger also stated the depth of the cable installations is state and federally regulated. The discussion continued about the effects of utilities in Maidencreek Township.

**Public Comments**

There were no public comments.

**Review of Sketch, Preliminary and Final Plans.**

Recommendation to Zoning Hearing Board for 107/109 West Wesner Road Subdivision Waiver  
A motion was made by Jason Bailey not to approve 107/109 West Wesner Road Subdivision Waiver. The motion was seconded by Randy Hauk, and after hearing no questions on the motion, the motion was carried.

Recommendation to Zoning Hearing Board for Review of 504 Main Street.

A motion was made by Jason Bailey to approve the recommendation to write a letter to the Zoning Hearing Board for 504 Main Street. The motion was seconded by Dave Brown, and after hearing no questions on the motion, the motion was carried.

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Major Subdivision application for Crossing at Maidencreek Phase II

Mr. Unger stated there is a review letter from SDE dated March 31st and the applicant Larry Grybosky, project manager here for Crossing at Maidencreek.

Mr. Grybosky shared drawings for Phase II Crossing at Maidencreek, Phase I was already built on Hill Street and proposed to develop the remainder of 41 lots with public sewer and water. He said they will reapply for an MDS permit. The Board had concerns about the stormwater flow on the property. Mr. Grybosky and the Board continued the discussion and the best way to deal with the stormwater. They also discussed the Homeowners Association, grading, and walkout basements. Mr. Unger stated a letter was sent on March 31st letter to the applicant for review. The Board also discussed discharge of the stormwater concerns, providing recreation and vertical curbs to be included in the plans.

**Old Business**

Extension for Jojaz

A motion was made by Jason Bailey for the Board of Supervisors to accept the Jojaz time extension until April 14, 2024. Randy Hauk seconded the motion and hearing no questions on the motion, the motion carried.

Extension for Maiden Creek Associates.

A motion was made by Jason Bailey for the Board of Supervisors to accept an extension until May 11, 2023, for Maiden Creek Associates. Randy Hauk seconded the motion and hearing no questions on the motion, the motion carried.

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

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christina Hafer  
Recording Secretary