

Maidencreek Township Planning Commission
June 7, 2023

Present: Jim W. Schoellkopf, Jr., Jason Bailey; Dave Brown; Randy Hauk, Hunter L. Ahrens, Township Manager, Tom Unger, Engineer, and Nicole Manley, Solicitor.

Guests: Brian Focht, P.E.

Jim W. Schoellkopf, Jr. called the June 7, 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 approved the agenda on motion by Matt Davenport, seconded by Jason Bailey. Agreed unanimously.

Approval of the May 3, 2023, Meeting Minutes

A motion was made by Randy Hauk to accept the minutes for May 3, 2023. The motion was seconded by Jason Bailey and hearing no questions on the motion, it passed unanimously.

Communications

Mr. Ahrens shared that Maiden Creek & Associates shared that they would not be present at the meeting this evening. The Planning Commission asked how long that delay would continue because they had responded to all of the review comments provided by Systems Design Engineering. The Planning Commission discussed why Maiden Creek & Associates would not present their plan.

Public Comments

There were no public comments.

Review of Land Development Plan

Crossings at Maidencreek Land Development Plan Review

Mr. Unger introduced the Land Development Plan of Crossings at Maidencreek, with the applicant present. Mr. Brian Folk was present from C2C Design Group to present the plan and share their review of Systems Design Engineers' letter. Mr. Focht wanted to discuss the presence of a stub street and the dedication of open space for a community park.

Mr. Unger responded that the size of the neighboring parcel, which is currently a large farm, could suggest that it be developed for homes in the future. Therefore in the interest of future planning, he recommended a stub street that would improve traffic flow in the future. Mr. Focht responded that the applicant would likely lose a housing lot if a stub street were required. Mr. Bailey asked if the Township anticipated taking dedication of the roads. Mr. Unger shared a decision had not been made, but he expected that it would be dedicated in keeping with previous decisions to that effect.

Mr. Focht indicated that they anticipated that a land dedication of an open space or playground would require the developer to lose an additional lot. Mr. Bailey shared that there was desire for a recreational lot, but to be something that is a court or open field because the access across the

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railroad and along Route 73 limited child walking access from other communities. The Planning Commission had a consensus to seek the Park and Recreation Board's perspective prior to their recommendation. The Board discussed several other items related to water runoff and flow along the development area.

Extension for Maiden Creek Associates.

A motion was made by Jason Bailey for the Board of Supervisors to accept an extension until September 18, 2023, for Maiden Creek Associates. Randy Hauk seconded the motion and hearing no questions on the motion, the motion carried.

Extension for Crossings at Maidencreek

A motion was made by Jason Bailey for the Board of Supervisors, upon written receipt, to accept an extension until September 18, 2023, for Crossings at Maidencreek. 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 7:45 PM.

Respectfully Submitted,

Hunter L. Ahrens
Township Manager