

Maidencreek Township Planning Commission  
September 6, 2023

Present: Jim W. Schoellkopf, Jr; Dave Brown; Randy Hauk, Matt Davenport, Gavin Milligan, Christina Hafer, Township Secretary, Ty Leinneweber, Systems Design Engineering.

Guests: Grant Stahl, Systems Design Engineering, Larry Grybosky, C2C Design Group.

Jim W. Schoellkopf, Jr. called the September 6, 2023, Meeting of the Maidencreek Township Planning Commission to order at 7:02 p.m. at the Maidencreek Township Municipal Building and recited the Pledge of Allegiance.

Matt Davenport motioned to approve the September 6, 2023, agenda. The motion was seconded by Dave Brown and hearing no question on the motion, it passed unanimously.

### **APPROVAL OF THE AUGUST 2, 2023, MEETING MINUTES**

A motion was made by Dave Brown to accept the minutes for August 2, 2023. The motion was seconded by Matt Davenport and after hearing no questions on the motion, the motion carried.

### **PUBLIC COMMENTS**

There were no public comments.

### **COMMUNICATIONS**

#### Maiden Creek Associates 4<sup>th</sup> Review Letter.

A motion was made by Dave Brown to extend the Maiden Creek Associates Review Letter that was not received at this meeting, until the Board of Supervisors meeting on September 14, 2023. The motion was seconded by Matt Davenport and after hearing no questions on the motion, the motion carried.

#### Small Cell Ordinance Draft for Review.

The Board discussed with Mr. Leinneweber the fees, and contents of the ordinance including the poles regulations and changes to the ordinance. Changes include more decorative poles and if poles are removed, the area will be restored to its original. The Board would also like to compare other municipality's ordinances and the Township would be able to bill the owner for equipment removal if the devices are not functional or become obsolete.

#### Township-Wide Landscaping Ordinance Draft for Review.

The Board discussed with Mr. Leinneweber that they liked the plant list and about the trees that grow too large, creating issues. They also discussed about the number of trees in an area.

### **REVIEW OF SKETCH, PRELIMINARY AND FINAL PLANS**

#### Review of Crossing at Maidencreek Land Development Plan.

Larry Grybosky from C2C Design Group discussed with the Board the SDE letter, and the Fee in Lieu of land dedication, leaving it as is, and commented that there is no HOA planned at this time. Grant Stahl discussed and reviewed the letter with the Board and the recommendation in the letter including the Soils Report, MTA review and approval, impervious areas, and stormwater detention basins. Larry Grybosky stated they would not build or begin site work until

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the final plan was approved. The Planning Commission is recommending a park instead of a Fee in Lieu of Land Dedication.

A motion was made by Matt Davenport the Board of Supervisors for the Crossing at Maidencreek preliminary plan approval subject to satisfaction of the Systems Design Engineering review letter dated August 29, 2023. Randy Hauk seconded the motion. Hearing no questions on the motion, the motion carried.

The Board continued to discuss the lots and the detention pond. Mr. Leinneweber stated the Township was copied on the review letter from Maidencreek Township Authority for the project. MTA is recommending using a gravity site as opposed to a low-pressure grinder site. The gravity site would eliminate problems with power outages and the homeowner would be responsible for the low-pressure grinder if it fails.

**ADJOURNMENT**

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

The meeting was adjourned at 8:09 p.m.

Respectfully Submitted,

Christina L. Hafer  
Township Secretary