Maidencreek Township Planning Commission
Wednesday, October 7, 2009

Attending: Jim Schoellkopf, Jr., Joel High, Jeff Futchko, David Anspach, Eugene Orlando, Jr. – Orlando Law Offices, Tom Unger– Systems Design Engineering, Inc., and Diane Hollenbach - recording secretary

Guests: Tim Krall, Vicki Krall, Scott Miller

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:30 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA
A motion was made by Joel High, seconded by Jeff Futchko, to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES
A motion was made by David Anspach, seconded by Joel High, to waive the reading of the September 8, 2009 regular meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

ACCEPTANCE OF PLANS – None.

COMMUNICATIONS – The Zoning Basics Course and Environmental Resource Protection Certificate Program flyers were given to the Commissioners. The secretary will let each Commissioner know which courses they have taken to date.

PUBLIC COMMENT – None.

ENGINEER'S AGENDA
Review Period Expiration James Hardie Land Development Plan
A motion was made by Joel High, seconded by Jeff Futchko, to recommend the Board of Supervisors accept the developer's request for a 30 day extension to the review period until November 13, 2009 for the James Hardie Land Development Plan. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

Review Period Expiration PPL Preliminary Plan
A motion was made by David Anspach, seconded by Joel High, to recommend the Board of Supervisors accept the developer's request to terminate the review of the PPL Biomass Preliminary Land Development Plan. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

Review Period Expiration Esbenshade's Greenhouse Land Development Plan
A motion was made by Jeff Futchko, seconded by Joel High, to recommend the Board of Supervisors accept the developer's request for a 120 day extension to the review period until

February 28, 2010 for the Esbenshade's Greenhouse Land Development Plan. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

PLAN REVIEWS

Village at Summit Crest, Phase 3 Preliminary Plan – Scott Miller of Stackhouse Bensinger clarified that the waivers for the foundation and landscape screening regulations had been recommended by the Planning Commission in September. The secretary confirmed that was the case. Mr. Miller asked that the waiver request on the setbacks for duplex units remain tabled until the attorneys can agree on language. Mr. Miller updated the Commission that the water issues are being cleaned up. A meeting between Mr. Miller and SDE had been held to discuss the private water system. One question the Fire Marshal needs to address is how the fire company would like a hydrant marked that does not have positive flow. Mr. Schoellkopf agreed to talk to the Chief to see if he would prefer the hydrant painted a different color or have a placard on it. No action was taken on the plan.

SOLICITOR'S COMMENTS – None

OLD BUSINESS

Revision to the Zoning Ordinance – Tom Unger reported that the draft will be ready for review for the next meeting. The secretary informed the Commission that Fleetwood Borough and Richmond Township seem favorable towards a Joint Comprehensive Plan with Maidencreek Township. If this happens then the adoption of the Zoning Ordinance revisions will be held until the Joint Comprehensive Plan is adopted in case changes need to be made.

NEW BUSINESS

On Lot Sewage Management Ordinance – Tom Unger reviewed the draft ordinance with the Commission. The Township already has an On Lot Sewage Management Ordinance but this version is closer to the PA DEP model ordinance. The ordinance regulates maintenance, permits, inspection and pumping of on lot sewage systems and what is allowed to be discharged into it. Section 5 D. and E. and Section 7 are new additions to the Township's existing ordinance.

A motion was made by Joel High, seconded by David Anspach, to recommend the Board of Supervisors adopt the proposed On Lot Sewage Management Ordinance. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

Having no other business, a motion was made by David Anspach, seconded by Jeff Futchko, to adjourn the October 7, 2009 Planning Commission meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried. Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
	Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
	Park & Recreation	Patrick Donovan	Dan Miller
	Authority	Zoning Hearing Board & Alt.	