Maidencreek Township Planning Commission
Wednesday, December 3, 2014

Attending: Jim Schoellkopf, Joel High, Matt Davenport, Brad Pflum, Christopher Garrell – Orlando Law Office, Tom Unger – Systems Design Engineering and Diane Hollenbach – recording secretary

Guests: Kevin L. Manmiller, Steve Bensinger

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting 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 Joel High to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by Matt Davenport. Hearing no questions on the motion, all voted in favor and the motion passed.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Bradley Pflum to waive the reading of the November 12, 2014 meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

COMMUNICATION – A memo was distributed to the Commissioners regarding Pennsylvania's draft long range transportation plan.

PUBLIC COMMENT – None

ENGINEER'S AGENDA

Esbenshade's Greenhouse

A motion was made by Bradley Pflum to recommend the Board of Supervisors accept the developer's request for a time extension until March 28, 2015 for the review of the Esbenshade's Greenhouse Land Development Plan to allow time for the developer to apply for a variance. Matt Davenport seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

Redner's Warehouse Expansion

A motion was made by Joel High to accept the Redner's Warehouse Expansion Land Development Plan for review. Matt Davenport seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

Brandywine Transportation - Tabled.

Giorgi Wastewater Treatment Preliminary/Final Plan - The December 3, 2014 Systems Design Engineering Inc. review letter was distributed. The plan provides for the expansion of the wastewater treatment plant to an unknown number of facilities on three parcels under two different ownerships in the SIA – Special Intensive Agriculture zoning district. Mr. Unger stated that a wastewater treatment plant is not an approved use in the zoning district and the applicant shall answer if the use is accessory or a pre-existing nonconforming use. Mr. Bensinger engineer for the applicant stated that a wastewater treatment plant is not a permitted use in any zoning

district unless it is for a municipal use. Kevin Manmiller stated that the effluent screen is going to be moved so that it does not cross property lines and parcel A and B will be combined so that the new building is not on a property line. The applicant may still need to apply for a variance for setbacks and is looking at their options. A waiver has been requested to the Section 182-16.A & B of the Stormwater Management Ordinance. Since this is part of Act 167, Tom Unger did not believe it could be waived but will investigate the request. Steve Bensinger said that the ordinance cannot be met by 1CSF of stormwater and would require the construction of a second detention basin if a waiver is not granted. The plan has been submitted as preliminary/final but cannot be approved until PA Department of Environmental Protections approval and Delaware River Basin Commission approval is received.

A motion was made by Bradley Pflum to recommend the Maidencreek Township Board of Supervisors allow the Giorgio Wastewater Treatment Plan to be reviewed as a Preliminary/Final Plan. Matt Davenport seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

SOLICITOR'S REPORT – None

OTHER BUSINESS

Annual Report

A motion was made by Matt Davenport to approve the 2014 Annual Report and forward it to the Board of Supervisors. Bradley Pflum seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

2015 Meeting Dates

A motion was made by Joel High to authorize the secretary to advertise the 2015 meeting dates which will begin at 7 p.m.: January 7, February 4, March 4, April 1, May 6, June 3, August 5, September 2, October 7, November 4, December 9. There will be no meeting in July. Matt Davenport seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed.

Having no other business, a motion was made by Matt Davenport to adjourn the regular meeting. Joel High seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously. Meeting adjourned at 7:20 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.	