Maidencreek Township Planning Commission
Wednesday, February 4, 2015

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport, Brad Pflum, Eugene Orlando, Jr. – Orlando Law Office, Charles Jones – Great Valley Consulting and Diane Hollenbach – recording secretary

Guests: Hank Koch, Kevin L. Manmiller, Steve Bensinger, John W. Hoffert, Scott Miller

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

APPROVAL OF PRIOR MEETING MINUTES
A motion was made by Joel High to waive the reading of the January 7, 2015 reorganization and regular meeting minutes and approve the minutes as presented. Brad Pflum seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

COMMUNICATION – The utility plan for the roundabouts was distributed as well as the proposed legislation to legalize medical marijuana.

PUBLIC COMMENT – None

ENGINEER'S AGENDA
Brandywine Transportation – The Great Valley Consultants January 30, 2015 review letter was discussed with the applicant's consultant, John Hoffert of Hoffert Surveying. The plan proposes construction of a facility on Bertolet Place off West Wesner Road containing an office, CDL training area and school bus maintenance garage servicing no more than thirty busses a week. The Authority is recommending a waiver of the water resource study based on the water usage at the Topton facility. Legal documents for the temporary access agreement and the permanent access agreement are with the applicant's legal counsel for review. Mr. Gross intends to install Bertolet Place and give all the adjoining property owners a better access. The self-storage facility driveway will match the grade after the access is installed and what is done might impact storm water on West Wesner. Mr. Jones will review this. The Authority has requested that the sewer extension be shortened and kept in the road right of way. A lighting plan was submitted electronically.

A motion was made by Brad Pflum to defer section 190-16.1 of the Code of Maidencreek Township that requires a water resource study with the condition that the water resource study will be completed upon a change of use of the property or if the use intensifies. The motion was seconded by Joel High. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

A motion was made by Joel High to recommend the Board of Supervisors grant plan approval to the Brandywine Transportation Preliminary Plan conditional upon completion of the items in the

January 30, 2015 Great Valley Consultants review letter, which is incorporated by reference, and approval to defer the water resource study. The motion was seconded by David Anspach. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

Bradley Subdivision – The Great Valley Consultants January 28, 2015 review letter was discussed with the applicant's consultant Scott Miller of Stackhouse Bensinger. The plan proposes the subdivision of property along Lee Spring Road into Lots 1 and 2 with existing homes, an annexation parcel that is to be joined to the existing Village at Summit Crest and a Tract A residue parcel. No development is proposed. The residue parcel has one hundred ninety-three (193) feet of road frontage. Lot 1 has public water and sewer. Lot 2 has on site well and septic and Tract A has on site well and public sewer access through an easement in the annexation parcel. If the onsite septic system on Lot 2 fails, public sewer would have to be extended in the road. The applicant has agreed to remove the sewer easement across Lot 1. Scott Miller, consultant for the applicant will meet with Systems Design Engineering to review the zoning comments. No action taken on the plan.

Giorgio Wastewater Treatment Plant – The Great Valley Consultants February 3, 2015 review letter and February 4, 2015 Systems Design Engineering Inc. (SDE) zoning review letter were discussed with representative from Giorgio Food, Kevin Manmiller, solicitor Henry Koch of Koch and Koch Law Firm and engineering consultant Steve Bensinger of Stackhouse Bensinger. The plan proposes required upgrades to the sewage treatment plant servicing the Giorgio Foods Family of Companies off Park Road in Blandon. SDE has determined that the Giorgio Foods waste water treatment plant can be an accessory use to the mushroom farm and the less restrictive rear yard setbacks applied as long as the parcels A and B are combined. A waiver was submitted to allow a twenty-five (25) foot light pole height in order to get an adequate amount of foot candles in the lagoon area. The distance to property lines is approximately seven hundred (700) feet. Pennsylvania Department of Environmental Protection approval and Delaware River Basin Commission approval are outstanding.

A motion was made by Jim Schoellkopf to recommend that the Board of Supervisors grant a waiver to section 186-47.C.3 of the Code of Maidencreek Township to allow light pole heights of twenty-five feet. The motion was seconded by Brad Pflum. Hearing no questions on the motion, Jim Schoellkopf, Matt Davenport, Joel High and Brad Pflum voted in favor and the motion passed. David Anspach abstained.

A motion was made by Jim Schoellkopf to recommend the Board of Supervisors grant conditional preliminary/final plan approval to the Giorgio Wastewater Treatment Plant Upgrade conditional upon completion of all items in the Great Valley Consultants February 3, 2015 review letter and the Systems Design Engineering Inc. February 4, 2015 review letter, both of which are incorporated by reference, and the combination deed and boundary deed be recorded with the approved land development plan. The motion was seconded by Brad Pflum. Hearing no questions on the motion, Jim Schoellkopf, Matt Davenport, Joel High and Brad Pflum voted in favor and the motion passed. David Anspach abstained.

Giorgio Foods Inc. Proposed Addition – A twelve hundred (1200) square foot addition is proposed on the Giorgio Food building on existing impervious surface. The addition will not exceed the height of the existing building. The closest property line is twenty to thirty feet away. The Commission questioned how the storm water would be addressed. Kevin Manmiller stated that the storm water would be handled by two rain leaders tied to two existing storm water tanks and recycled by using it on the compost floor.

A motion was made by Brad Pflum to recommend the Board of Supervisors waive the land development requirement for the twelve hundred (1200) square foot proposed addition to the Giorgio Food building conditional upon the construction of the facility in the exact location and size as shown on the submitted plan and satisfactory review of the permit by the Township engineer for issues normally dealt with in a land development process. The motion was seconded by Joel High. Hearing no questions on the motion, Jim Schoellkopf, Matt Davenport, Joel High and Brad Pflum voted in favor and the motion passed. David Anspach abstained.

Redner's Warehouse Preliminary/Final Plan
A motion was made by David Anspach to recommend the Board of Supervisors Redner's Warehouse Preliminary/Final Plan for failure to comply with the items outlined in the December 3, 2014 Systems Design review letter, which is incorporated by reference unless an extension of time to the review period is received by March 3, 2015. The motion was seconded by Jim Schoellkopf. Hearing no questions on the motion, all voted in favor and the motion passed unanimously.

OTHER BUSINESS – The Commission was informed that Angelo Corrado is interested in recording the plan that was approved in 2010 and later revised by recording a blank sheet in 2013. The Commission felt that a review would need to be performed to make sure that the plan submitted was identical to what was recorded in 2010.

Having no other business, a motion was made by Brad Pflum to adjourn the regular meeting. David Anspach seconded the motion. Hearing no questions on the motion, all voted in favor and the motion passed unanimously. Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Diane E. Hollenbach

Diane E. Hollenbach, secretary

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