Maidencreek Township Planning Commission
April 22, 2026

Attending: Randy Hauk, Jim Schoellkopf, Jr., Aaron Rogers, Dan Brown, Norm Ulrich – LTL Consultants, Diane Hollenbach - manager

Guests: Kevin Manmiller, Kevin Bensinger, Mr. & Mrs. Schneck, Dawn Geschwindt, Emily Scaletta

Randy Hauk called the April 22, 2026 meeting of the Maidencreek Township Planning Commission to order at 6:00 p.m. in the Maidencreek Township Municipal Building. Dan Brown was sworn in as a Commission member.

REORGANIZATION OF THE PLANNING COMMISSION

A motion was made by Dan Brown to appoint Randy Hauk as chairman. The motion was seconded by Jim Schoellkopf, Jr., and after hearing no questions on the motion, it passed unanimously.

A motion was made by Jim Schoellkopf Jr. to appoint Dan Brown as vice-chairman. The motion was seconded by Randy Hauk, and after hearing no questions on the motion, it passed unanimously.

Randy Hauk closed the Reorganization portion of the Planning Commission.

APPROVAL OF THE AGENDA AND MINUTES

Jim Schoellkopf Jr. made a motion to approve the agenda. Dan Brown seconded, and hearing no questions on the motion, it passed unanimously.

Jim Schoellkopf Jr. made a motion to approve the December 3, 2025 meeting minutes. Dan Brown seconded, and hearing no questions on the motion, it passed unanimously.

COMMUNICATIONS - None.

PUBLIC COMMENTS – None.

SUBDIVISION & LAND DEVELOPMENT STATUS REPORT & PLAN REVIEWS

All Plans were current.

Murray 3 Lot Subdivision – The April 17, 2026 LTL Consultants review of the Murray 3 Lot Subdivision was presented to the Commission. Mr. Bensinger did not agree with the comment on Section 220-17.A(1)(a) that limits the maximum lots to two. He felt that the road created a natural subdivision. This will be referred to the solicitor for review. Mr. Bensinger questioned the lot size regulations which require lots to be designed with a maximum of 1.5 acres to minimize loss of prime agricultural soil. He disagreed that the property was suitable for agricultural use. It is wooded, and he asked how he could subdivide a twelve-acre parcel into

three lots that were 1.5 acres each. The Commission discussed residue lots, annexation parcels and generally supported a two-lot subdivision where one lot would not meet the 1.5 acre maximum and was the residue parcel. Mr. Bensinger's last issue was with the comment on the clearing of the clear site triangle. He felt it was an existing township road and therefore the township's responsibility to clear the clear site triangle. Mr. Ulrich asked that the line for the clear site triangle be shown on the plan and the plan illustrate where the right of way line is and that the clear site triangle will be clear. No action was taken on the plan.

Maidencreek Residential – Emily Scaletta of Kimley Horn introduced the Maidencreek Residential project to the Commission. This plan subdivides a thirty acre parcel off Schaeffer Road into fifty-eight single family lots with five stormwater basins. The Authority has provided a will-server letter for water and sewer. The basin will be lined with an impermeable liner with outfalls to the Willow Creek from Schaeffer Road and Faith Drive. The storm water reduction was provided through greater capacity. Basin depth is 2 ½ to 4 ½ feet deep. Emergency overflow inlets are directly connected to the storm water pipes. The developer is proposing fee in lieu of open space, and any open space will be owned and maintained by a homeowner's association. Chris Brasler stated that the solicitors are working on the HOA structure. An arborist has inspected the trees and the trees on the southern property line need to be removed. They will be replaced.
The Commission discussed access through Damascus and Schaeffer Road and traffic from the commercial parcel along Route 222. Mr. Brasler stated there will be a decel lane off of Schaeffer Road. Dan Brown asked about speed bumps to prevent cut through traffic. Mr. Ulrich discussed the basins being designed for the 100-year storm. Emily Scaletta went over the waivers being requested. No action was taken and the plan will be reviewed in May when the Commission has a review letter.

BUSINESS

Authorization to send the Planning Commission Annual Report to the Board of Supervisors

Jim Schoellkopf Jr. motioned to authorize the submission of the Planning Commission Annual Report to the Board of Supervisors. Aaron Rogers seconded the motion, and hearing no question on the motion, it passed unanimously.

ADJOURNMENT

Having no further business, Jim Schoellkopf Jr. made a motion to adjourn the April 22, 2026, Maidencreek Township Planning Commission meeting. Dan Brown seconded the motion, and hearing no questions on the motion, it passed unanimously. The meeting was adjourned at 7:18 p.m.

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Respectfully submitted,

Diane Hollenbach
Recording Secretary