

Maidencreek Township Planning Commission  
Wednesday, June 1, 2011

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport  
Tom Unger- Systems Design Engineering, Inc., Eugene Orlando, Jr. -  
Orlando Law Office, Diane Hollenbach - recording secretary

Guests: Terry Manmiller

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:02 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 Matt Davenport. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

**APPROVAL OF PRIOR MEETING MINUTES**

A motion was made by Matt Davenport to waive the reading of the May 4, 2011 meeting minutes and approve the minutes as presented. David Anspach seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

**ENGINEER'S AGENDA**

**SUBDIVISION STATUS CHECKLIST**

A motion was made by Joel High to recommend that the Board of Supervisors accept the Developer's request for an extension to the plan review period until September 28, 2011 for the Esbenshade Greenhouse Land Development Plan. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by David Anspach to recommend that the Board of Supervisors reject the Corrado Commercial Preliminary Plan for failure to complete the items in the January 7, 2009 System Design Engineering, Inc. review letter, which is incorporated by reference unless a letter granting an extension of time to the review period is received by close of business June 8, 2011. Matt Davenport seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Terry Manmiller stated that he was representing F & P Holding and that they were not ready to discuss the Can Corporation Coil Storage Preliminary Plan at this time.

**NEW BUSINESS**

**Floodplain Ordinance Draft**

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The Commission instructed the Engineer to make the following changes to the draft Floodplain Ordinance:

- Section 3.01 The Floodplain Administrator can be the Zoning Officer or Township Manager;
- Section 3.02 Require a Floodplain Permit for construction in a floodplain;
- Remove the repetitive loss option in Section 3.03 C, Section 7.02 F. and definition in Section 9.02 (31);
- Section 3.03 H. Include a reference to the International Building Code and International Residential Code in addition to requirements found in 34 PA Code;
- Require topographic contour lines on plans submitted in Section 3.04 C.2.b. by removing the words "if available";
- Include restricted flow requirements from the existing ordinance in Section 4.02 E., Section 5.02 A.4. and B.4.;
- Change Planning Commission to Floodplain Administrator in Section 4.04 as the person responsible for determining boundary disputes;
- Require two copies of all documents that are submitted to FEMA also be submitted to the Township in Section 5.01.B.;
- Leave language as is for regulations pertaining to accessory structures in Section 5.02 E.;
- Allow fill in a floodplain if certain criteria are met in Section 5.03A;
- Allow community amenities in a floodplain by including Section 5.03 O.;
- Include Section 5.04 A to prohibit chemicals in the floodplain that may endanger human life;
- Section 5.05 Include the phrase "and land development plans proposed containing at least 50 units," instead of 50 lots;
- Section 5.06 A. and B. Prohibit manufactured homes within the floodway and identified floodplain;
- Section 5.06C Include "beyond 50 feet from top of bank" to better define the requirements;
- Prohibit recreational vehicles in a floodplain in Section 5.07;
- Prohibit hospitals, nursing homes and jails or prisons in a floodplain in Section 6.01;
- Include Section 7.02 E. requiring that improvements 50% of market value or less be elevated or flood proofed to the greatest extent possible;
- In Article VIII on Variances replace "Township of Maidencreek" with "Board of Supervisors of Maidencreek Township" as the entity to hear variances on the Floodplain Ordinance;
- Include a definition for "Market Value" in Section 9.02;

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- Modify the definition of "Special Permit" by deleting hospitals, nursing homes, jails in Section 9.02.- 32;
- Include provisions that historic structures must conform to the floodplain ordinance when under repair or rehabilitation except when doing so would change their historic designation.

A motion was made by David Anspach to forward the draft Floodplain Ordinance to the Board of Supervisors for their review as revised. Joel High seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

**Joint Comprehensive Plan**

The Solicitor asked the secretary to check as to who must attend the public hearing for the Joint Comprehensive Plan on June 29<sup>th</sup>. Some discussion was held on the ability to levy a fee in lieu of open space for commercial and industrial development. Gene Orlando offered to forward the Bethel Township ordinance section and formula as an example of how one Township addresses this issue.

Having no other business, a motion was made by David Anspach, seconded by Joel High, to adjourn the regular meeting of the Maidencreek Township Planning Commission. All members voted, "Aye." Motion carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

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