

Maidencreek Township Planning Commission
Wednesday, August 4, 2010

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

Guests: Scott Miller and Chris Bradley

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:40 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 Dave Anspach, 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 present voted, “Aye.” Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Jeff Futchko, seconded by Dave Anspach, to waive the reading of the July 7, 2010 regular meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members present voted, “Aye.” Motion carried.

ACCEPTANCE OF PLANS - None

COMMUNICATIONS – The surveys from the Joint Planning Commission were distributed to the Commission.

PUBLIC COMMENT – None.

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

A motion was made by Dave Anspach, seconded by Jeff Futchko, to recommend the Board of Supervisors accept the time extension for the Maidencreek Alternate Fuel Manufacturing Facility Preliminary Land Development Plan until December 1, 2010. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried.

PLAN REVIEWS

Village at Summit Crest Phase III Proposed Plan Change Presentation – Scott Miller of Stackhouse Bensinger introduced a new concept plan for the Village of Summit Crest Phase III. Mr. Miller stated that a local contractor reviewed the earth work associated with the original plan and found that there will be issues with the cuts needed to level the site areas. Based on the contractor’s evaluations, to get the site to balance, Phase 1 of the project could stay pretty much the same as shown on the original plans. However, Phase 2 will require some changes such as removal of some units along Sara Drive, moving and shortening the cul de sac, and putting homes on both sides of it instead of just one side. The road grade for the cul de sac will not change (12 percent). To make this concept plan work, the developer will need to eliminate the phasing of the project and do everything in one phase. Mr. Miller added that the amount of cuts and depth of the cuts have been lessened and should alleviate some of the Township engineer’s concerns. The water tanks will remain at the same elevation but the temporary sewer line

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will not need to be installed. Less acreage will be disturbed and two (2) more acres of trees will remain on the site. One duplex has been removed from the plan. Mr. Bradley states that the changes make the plan more constructible and the cost per unit will be less. He added that he would like to get this changed plan through the review process as quickly as possible.

There are 26 lots on cul de sac. Total number of units in the project remains the same. Jim Schoellkopf stated that he liked leaving the additional trees on the site. Tom Unger pointed out that the time factor has been largely on the developer's end. Diane Hollenbach reminded the developer that Ruscombmanor Township should review all changes. Tom Unger asked if there was anyway to eliminate the grading behind the duplexes. Mr. Miller stated that the only way to do that was to remove two units. Matt Davenport suggested some type of retaining wall on that steep slope.

Gene Orlando stated that he does not want three Summit Crest plans under review by the Township. There is currently a Village at Summit Crest III final plan with public water that has been granted preliminary plan approval with conditions and a Village at Summit Crest III preliminary plan that is under review. Mr. Bradley felt that the only condition to the first plan approval that needs rediscussion is the extra collateral for seeps and springs. Mr. Orlando clarified that whatever land is not built on in the project will be open space and Mr. Bradley agreed. The Commission reminded the developer that a time extension would be needed for both his plans this month, because the Supervisors meeting date had been changed for September. Mr. Miller presented the Commission with two letters extending the plans review period.

A motion was made by Matt Davenport, seconded by Jeff Futchko, to recommend the Board of Supervisors accept the developer's request for a time extension for the Village at Summit Crest Phase III Preliminary Land Development Plan (private water) and Village at Summit Crest Phase III Final Land Development Plan (public water) until January 31, 2011. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried. Dave Anspach and Jeff Futchko expressed reluctance to grant any further time extensions to the plans in the future.

SOLICITOR'S COMMENTS – None

OLD BUSINESS

Wind Regulations – The draft of the Wind Energy Conversion Systems (WECS) Ordinance was distributed to the Commission. The draft adds WECS such as windmills as an accessory structure in all zoning districts provided that the WECS is accessory to the principle use of the property, is located on the same property as the principle use and supplies electric that will be used on the property it is located upon. Tom Unger stated that he had four concerns.

1. There is no restriction by zoning district, so WECS will be allowed in all residential zoning districts.
2. There is no minimum lot area restriction.
3. The draft does not limit the number of systems allowed on one property.
4. There is no restriction on the electric output.

After some discussion, the Commission suggested the following changes to the draft:

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1. WECS that are accessory to the principle structure may be in any zoning district but the property must have an area of at least one acre.
2. Each WECS installed on a property must meet all the dimensional criteria (setbacks) of the ordinance.
3. The following sentence will be added to the ordinance, “No more than one (1) wind energy system shall be located on any one (1) residential lot.” This will allow business, industry and agriculture to have more than one WECS, if they meet the dimensional criteria, as their needs for electricity are greater than the average home’s.
4. The definition of a WECS will be modified to read, “A device consisting of one turbine and associated mechanism(s) and supporting components, which installed above ground for the purpose of generating electrical energy. Turbine types may include, but are not limited to, wind driven turbines, horizontal-axis wind turbines, vertical-axis wind turbines and wind mills.”
5. The ordinance will not list colors that WECS should be but instead state, “...the entire system (hub and rotors) shall be a non obtrusive color that blends with the surroundings.”

The Commission will begin reviewing a separate ordinance that allows for wind as the principal use on a property and sets standards in which that would be appropriate. Diane Hollenbach asked the Solicitor if he could share the Bethel Township draft on solar farms with the Commission.

Draft Zoning Revision – Jim encouraged everybody to keep reading the draft Zoning Ordinance.

NEW BUSINESS – None

Having no other business, a motion was made by David Anspach, seconded by Jeff Futchko, to adjourn the regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, “Aye.” Motion carried. Meeting adjourned at 8:52 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.	