

Maidencreek Township Planning Commission
Wednesday, December 2, 2009

Attending: Jim Schoellkopf, Jr., Joel High, Tom Unger– Systems Design Engineering, Inc., Diane Hollenbach – recording secretary

Guests: Gene Walters, Jason Nix, Michael Hartman

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:45 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag. Since there was not a quorum of Planning Commission members, no official action could be taken.

ENGINEER'S AGENDA

PLAN REVIEWS

Villa at Maidencreek Land Development Plan – Tom Unger of Systems Design Engineering distributed the December 2, 2009 review letter of the Villa at Maidencreek Land Development Plan. The project is a 124 unit assisted living facility located at the intersection of Park Road and Hoch Road on a 5.1 acre lot. Michael Hartman of McCarthy Engineering representing the Villa at Maidencreek submitted a waiver request to Section 305 of the Storm Water Management Ordinance to not require the site to meet the ground water recharge requirement because the site is unsuitable for infiltration due to the underlying Karst geology. Mr. Hartman will also be asking for waivers to the Subdivision Ordinance to the requirement to build curb and sidewalk along Park Road. The Planning Commission members present were in agreement with this and felt it would be dangerous for pedestrians to walk along Park Road at this time. The Commissioners requested a note be placed on the plan to allow the Township to request the installation of sidewalks if the Supervisors deemed it necessary in the future. The developer is in discussions with Larken Associates to get an easement to connect the Villa at Maidencreek property with the Shopping Center property by installing a walkway.

Mr. Hartman explained that bids are being received to perform a traffic impact study and will put the traffic engineer, when chosen, in touch with Systems Design Engineering (SDE) to discuss the scope of the study. Mr. Hartman felt that the storm water comments and lighting comments could be addressed and he will be contacting SDE to discuss inlet filters and the Township solicitor to discuss the Trust Agreement.

Mr. Unger felt that the biggest challenge for the project would be the landscaping along the northern property line at the existing storm water easement and the proposed ten foot high retaining wall. Diane Hollenbach asked the applicant to contact the Maidencreek Township Authority for their plan review application if they had not already received one.

NEW BUSINESS

Village at Summit Crest Phase III (Private Water) – Mr. Unger informed the Commission that a Planning Module Exemption Form had been submitted for the Supervisor's approval. This is for the private water system's discharge of backwash. Also, both versions of the Summit Crest Plans' review period expire in December.

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Joint Comprehensive Plan with Fleetwood Borough and Richmond Township – Jim Schoellkopf stated he would be interested in representing Maidencreek Township on the Joint Planning Board.

Meeting adjourned at 8:03 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.	