Meeting was called to order by Chairman Harry Lehman at 7:00 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Jim Regener, Holly Dobb & Gene Martini.

Technicon Enterprises Inc., II, Township Engineer, Michael L. Reinert, P.E was present.

Chairman Lehman asked for discussion on the minutes of the January 27, 2014 meeting since a quorum was not present at the February meeting to vote on the minutes from the previous month. Motion to approve the minutes as presented by Martini, seconded by Imhoff, all in favor (Dobb & Regener abstain), motion approved.

Chairman Lehman asked for discussion on the minutes of the February 24, 2014 meeting. Motion to approve the minutes as presented by Regener, seconded by Imhoff, all in favor (Lehman abstain), motion approved.

May meeting rescheduling

Mike Reinert noted that the May regular meeting was scheduled to be held on the Memorial Day holiday and suggested changing the date. After some discussion, it was decided by the consensus of the Planning Commission to authorize the Township Secretary to advertise the May regular meeting for Tuesday, May 27, 2014 at 7:00 PM.

Galen Wise Masonry LLC Subdivision and Land Development – Preliminary Plan

Alan Love, P.E. of Site Design Services, LLC was present on behalf of Galen Wise, also present to discuss this revised preliminary plan submission. Mr. Love provided an overview of the project for the Planning Commission and referenced comments in the Township Engineer’s letter dated March 21, 2014. The majority of the comments involved stormwater management control for the project, however additional comments under the SALDO were repeat comments from the previous submission. A number of waiver requests were noted and discussed in the review letter, however no recommendations were made pending receipt of a formal written justification from the applicant’s engineer. Mr. Love indicated he would work on addressing the comments and discuss any issues with the Township Engineer.

Mr. Love requested direction from the Planning Commission on the shared driveway and snow easement comments in the review letter. Mr. Reinert indicated that he discussed the issue with the Township Roadmaster, who was not in favor of the snow easement shown on the plans and suggested a shared driveway as a possible solution. Mr. Love said he would prefer to use the design shown and relocate the snow easement to a more suitable location, possibly partially on the Gehman property to the north. Mr. Reinert suggested Mr. Love discuss the new snow easement location with the Roadmaster prior to submitting a revised plan. Given the substantial number of review comments, the consensus of the Planning Commission agreed to table further action on this plan pending receipt of a revised plan.
addressing the Township Engineer’s comments. On a motion by Martini, seconded by Dobb, the Planning Commission tabled further action on this plan pending receipt of a revised submission for review and comment. All in favor, motion approved.

Ronald & Earl Gehman Subdivision – Preliminary Plan

Alan Love, P.E. of Site Design Services, LLC was present on behalf of the applicants, Ronald & Earl Gehman to discuss this preliminary plan submission. The proposed subdivision is a re-subdivision of former lot #2 of the Boulder Hill Properties Subdivision located on Andrews Way. One of the proposed lots is the location of Gehman Exhaust, which was reviewed by the Planning Commission as part of the land development submission process recently. The other proposed lot contains the existing stormwater management facility serving the Gehman Exhaust property, however no other improvements are proposed. An unknown future commercial use may be constructed on this property, which will require submission and approval of a land development plan by the Township. Mr. Love referenced review comments in the Township Engineer’s letter dated March 21, 2014, stating his intent for this meeting is merely to have general discussion regarding the proposal.

After some general discussion and explanation with the Planning Commission, Mr. Love indicated he intends to submit a revised plan and modification requests at a future meeting. On a motion by Dobb, seconded by Regener, the Planning Commission tabled further action on this plan pending receipt of a revised submission for review and comment. All in favor, motion approved.

John & Donna Ottinger – Oaklyn Drive – Stormwater management plan/modification request

Mike Reinert stated that his office received a stormwater management plan and report for review and comment for a single family dwelling proposal for Mr. & Mrs. John Ottinger on Oaklyn Drive. Upon review of the stormwater plan and report, it was identified that one modification must be obtained from the Township in order to implement the chosen design for the project. Mr. Reinert explained that the modification letter dated March 24, 2014 was submitted from the applicant’s consultant, Harbor Engineering, Inc. and requested relief from §93-14.A(4)(b) & (c) pertaining to outlet pipe diameter for the stormwater facility and installation of anti-seep collars. Mr. Reinert explained that the justifications presented in the letter from Harbor are sound and comply closely with the upcoming stormwater amendment scheduled for April. The Planning Commission stated they would defer to the direction from the Township Engineer regarding this request. On a motion by Imhoff, seconded by Dobb, the Planning Commission recommended approval of the modification request stated in the Harbor Engineering, Inc. letter dated March 24, 2014. All in favor, motion approved.
Adjournment

Motion by Dobb, seconded by Imhoff, all in favor, motion approved.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc., IL
Township Engineer

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