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, Holly Dobb & Gene Martini. Jim Regener was absent.

Technicon Enterprises Inc., II, Township Engineer, Jennifer McConnell, P.E was present.

Chairman Lehman asked for discussion on the minutes of the July 28, 2014 meeting. Motion to approve the minutes as presented by Dobb, seconded by Imhoff, all in favor, motion approved.

Ronald & Earl Gehman Subdivision – Preliminary/Final Plan

Mark Jones, P.E. was present on behalf of the applicant and the applicant’s consultant, who was unable to attend the meeting. 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. Ms. McConnell referenced the review comments in the Township Engineer’s letter dated July 25, 2014, stating that Mr. Love indicated by email he agrees to comply with the comments with the exception of several waivers. After some discussion, the Planning Commission made the following recommendations. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended approval of the waiver for 98-19 to proceed as a Final Plan. All in favor, motion approved. On a motion by Martini, seconded by Dobb, the Planning Commission recommended approval of the waiver for 98-25.B(2)(e) to provide the information shown on the plan only and not within 200 feet of the tract. All in favor, motion approved. On a motion by Imhoff, seconded by Dobb, the Planning Commission recommended approval of the waiver for 98-25.B(3)(c) regarding showing all proposed improvements on lot #2B. All in favor, motion approved. On a motion by Martini, seconded by Dobb, the Planning Commission recommended approval of the waiver for 98-43.G(1) to not require a trail for this project. All in favor, motion approved. On a motion by Imhoff, seconded by Dobb, the Planning Commission recommended conditional final plan approval of the plan provided the applicant complies with the Township Engineer’s letter dated July 25, 2014. All in favor, motion approved.

Galen Wise Masonry LLC Subdivision and Land Development – Final Plan Lot 3A

Mark Jones, P.E. was present on behalf of the applicant and the applicant’s consultant, who was unable to attend the meeting. The plan had been granted unconditional preliminary
plan approval in August. The current final plan includes the development of lot #3A only for a contractor’s workshop and various stormwater improvements, which are also located on lot #3B. No land development is proposed on lot #3B at this time and is noted on the plans. Ms. McConnell reviewed the Township Engineer’s letter dated August 22, 2014, stating that Mr. Love indicated by email he agrees to comply with the comments with the exception of one additional waiver for the slope of the swales within the project. After some discussion, the Planning Commission made the following recommendations. On a motion by Imhoff, seconded by Dobb, the Planning Commission recommended approval of the waiver for 93-14.B to allow a slope of less than 2% for swales 3 & 4. All in favor, motion approved. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended conditional final plan approval of the plan provided the applicant complies with the Township Engineer’s letter dated August 22, 2014. All in favor, motion approved.

1060 Beam Road Lot Add on – Final Plan

Ron Hershey, PLS, Hershey Surveying was present on behalf of the applicant to discuss this lot add on plan. The proposed plan intends to convey two small parcels from lands owned by Anthony Horning to two separate adjacent properties both owned by Jacob & Ethel Esbenshade. Parcel A consists of 4,147 square feet and will be added to the existing developed residential lot along Beam Road. Parcel B consists of 4,374 square feet and will be added to a vacant parcel with frontage on Fivepointville Road. No development or disturbances are proposed on the plans. Mr. Hershey reviewed the Township Engineer’s review letter dated August 8, 2014 indicating he would comply with all issues, however is requesting a waiver from placement of concrete monuments and would install iron pins. On a motion by Imhoff, seconded by Dobb, the Planning Commission recommended approval of the waivers to allow placement of iron pins in lieu of concrete monuments under §98-27.C(3)(c) & 47, all in favor, motion approved. On a motion by Dobb, seconded by Martini, the Planning Commission recommended conditional final plan approval provided the applicant complies with the Township Engineer’s review letter dated August 8, 2014. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

Jennifer L. McConnell, P.E.
Technicon Enterprises, Inc., II
Township Engineer

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