

Brecknock Township
Planning Commission Meeting
January 29, 2015 at the Township Building

Meeting was called to order by Chairman Harry Lehman at 7:01 p.m.

Pledge to the Flag.

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

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

Mr. Lehman requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Harry Lehman as Chairman of the Planning Commission was made by Imhoff, seconded by Regener, all in favor (Lehman abstained), motion approved. Motion to nominate Dean Imhoff as Vice Chairman of the Planning Commission was made by Regener, seconded by Martini, all in favor (Imhoff abstained), motion approved. It was agreed by all members that Michael Reinert continue as secretary to the Planning Commission.

Chairman Lehman asked for discussion on the minutes of the November 24, 2014 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved.

Galen & Catherine Wise Land Development – Preliminary/Final Plan

No one was present on behalf of the applicant. Mr. Reinert mentioned that the previous conditionally approved subdivision and land development plan had been withdrawn by the applicant and this is a new submission. He further reported the applicant had requested to be removed from the agenda and submit a revised plan to address the review letter issued by TEI dated January 21, 2015. After some brief discussion, the Planning Commission tabled the plan pending receipt of a revised plan for review and comment.

Sun Valley Campground Land Development – Sketch Plan

Stacy Longenecker from Light-Heigel & Associates was present on behalf of Sun Valley Campground & Equity Lifestyles Properties to discuss a proposed land development plan. The scope of the project is the expansion of the campground by an additional 31 units, grading efforts to accommodate the pad sites, use of a gravel roadway and stormwater management improvements to address both existing runoff issues and for the proposed development. A zoning order was previously approved by the Township Zoning Hearing Board to allow the expansion. The existing sanitary sewer system has capacity to serve the additional units and a new sewer main will be installed to convey the flows from the pad sites. A meeting was held with the Township Roadmaster and Engineer to discuss the concepts involved with the proposed development, which are being incorporated into the proposal. Mike Reinert mentioned that the focus of the meeting was stormwater management, specifically addressing some of the existing conditions upgradient of the proposed development and along Maple Grove Road.

The Planning Commission shared the concerns of the Township Engineer involving stormwater runoff and management for the proposed development. Mr. Longenecker

mentioned some waivers will be necessary based on the soil testing conducted on the site, specifically depth of the limiting zones found. Mr. Reinert mentioned he has no formal objection given the existing soils throughout the majority of the Township, however the overall stormwater design will be reviewed closely prior to any formal recommendation from the Planning Commission. After some additional general discussion, Mr. Longenecker stated a formal submission will be made for review by the Township once percolation testing can be conducted on the site (weather pending). No further action was necessary for the sketch plan.

Adjournment

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

Respectfully submitted,

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