

Brecknock Township
Planning Commission Meeting
October 24, 2016 at the Township Building

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 & Gene Martini.

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

Short discussion was held regarding meeting dates in November and December. It was decided to keep the meeting date for November as scheduled and consider moving the regular meeting in December to December 22nd at 7:00 PM.

Chairman Lehman asked for discussion on the minutes of the September 26, 2016 meeting. Motion to approve the minutes as presented by Regener, seconded by Martini, all in favor, motion approved.

Delbert & Andee Martin Lot Consolidation Plan – Final Plan

Steve Gergely, R.L.A., from Harbor Engineering, Inc. was present on behalf of the applicant, Delbert Martin, who was also present. Mr. Gergely explained that this proposed project is a lot consolidation plan for a previous subdivision completed by Paul Bias several years ago. The consolidation plan combines lots #2 & 3 of the previous subdivision into a single lot, which is proposed for the construction of a single family dwelling. The driveway is a partially shared driveway off of Boulder Hill Road that is also used by the Bias's. The stormwater management system has been reduced from the previous subdivision due to the reduction in impervious coverage by utilizing a single lot. The system consists of a large detention basin, amended soils and combinations of drainage swales and storm sewer piping. The area of disturbance was limited to the area downgradient of the PP&L easement, which required a special exception due to disturbance within areas in excess of 20%. Mr. Gergely noted receipt of the Township Engineer's review letter dated October 20, 2016 and is requesting two modifications from the Township Code pertaining to swale centerline grades proposed less than 2% and grading of slopes steeper than 3:1 for the embankment behind the dwelling. Mr. Reinert reviewed the letter indicating most of the items were stormwater related issues to address and did not have any objection to the two waivers for the reasons noted by the applicant and compliance with all other plan issues noted in the review.

On a motion by Regener, seconded by Imhoff, the Planning Commission recommended approval of the modification request for the proposed swales containing a centerline grade of 1.5% with side slopes of 3:1 per §93-14.C(1)(d). All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the modification request for grading of the embankment slopes steeper than 3:1 per §93-17.C. All in favor, motion approved. On a motion by Martini, seconded by Regener, the Planning Commission recommended conditional final plan approval of the Delbert & Andee Martin Lot Consolidation Plan provided the applicant satisfactorily addresses the comments in the Township Engineer review letter dated October 20, 2016. All in favor, motion approved.

1188 Reading Road Lot Add On Plan – Final Plan

Ron Hershey, PLS from Hershey Surveying was present on behalf of Pine Grove Mennonite Church for this lot add on plan. The intent of the proposed plan is to convey 0.412 acres from an existing 0.862 acre parcel recently purchased and owned by Pine Grove Mennonite Church to their existing church property of 12.695 acres. The 0.862 acre parcel contains an existing dwelling unit and residential improvements and will be reduced to 0.45 acres following subdivision. Mr. Hershey indicated that the church decided to purchase the property for future planning/expansion possibilities due to the lot being directly adjacent to their church property. A variance was obtained from the Zoning Hearing Board to allow the subdivision to occur due to the reduction in lot size on the existing residential property. Mr. Hershey noted receipt of the Township Engineer's review letter dated October 19, 2016 and is requesting one modification from the Township Code pertaining to identifying all existing features on the receiving church property. Mr. Hershey has provided sufficient information in the area of the property that would be impacted by the additional lands, however has not shown all features on the rest of the 12 acre tract. Mr. Reinert added that he had no objection to the request for partial relief and the remainder of the comments in the review were very minor.

On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the partial modification request for showing all existing features on the receiving tract per §98-27.C(2)(c). All in favor, motion approved. On a motion by Martini, seconded by Regener, the Planning Commission recommended conditional final plan approval of the 1188 Reading Road Lot Add On Plan provided the applicant satisfactorily addresses the comments in the Township Engineer review letter dated October 19, 2016. All in favor, motion approved.

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