

Brecknock Township
Planning Commission Meeting
June 24, 2019 at the Township Building

Meeting was called to order by Chairman Gene Martini at 7:00 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Jim Regener, Chris Storms and Jerry Long.

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

Chairman Martini asked for discussion on the minutes from the May 29, 2019 meeting. A motion was made by Imhoff, seconded by Regener to approve the May 29, 2019 meeting minutes as presented. All in favor, motion approved.

355 Panorama Drive Minor Subdivision – Final Plan

Ron Hershey, PLS of Hershey Surveying, Inc. was present on behalf of the applicant to discuss this minor subdivision plan located on Panorama Drive. The applicant is proposing to subdivide approximately 1.5 acres of land on the south side of Panorama Drive from the remaining 75 acre tract. The 1.5 acres would contain an existing dwelling unit, outbuildings and related improvements. The lot is already served with onlot water and sewage disposal. No other improvements or earth disturbance is proposed. The review letter of June 20, 2019 was discussed and Mr. Hershey noted that waivers would be requested from the road widening requirement under 95-18.D(2) and providing iron pins in lieu of monuments as required by 98-28.B(3)(i) & 47. He indicated that all other issues in the review letter would be addressed in a revised plan submission. After discussion of the proposal, a motion was made by Regener, seconded by Storms, to recommend approval of the waiver requests as presented. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional final plan approval of the minor subdivision provided the applicant addresses the comments in the Township Engineer's review letter dated June 20, 2019. All in favor, motion approved.

Ervin & Sarah Fox Land Development – Final Plan

Alan Love, P.E. of Site Design Services, LLC was present along with the applicant Mr. Ervin Fox to discuss this land development plan on an existing property on Steffy Road. The proposal consist of a proposed chicken barn for intensive agricultural use for egg raising. The project includes the construction of a 15,750 square foot chicken barn, associated gravel access driveway and stormwater management. Mr. Love provided a response letter to the Township Engineer's review letter dated June 21, 2019 along with additional information to support some of the items. Mr. Love noted that waivers would be requested to proceed directly to a Final Plan approval, road widening improvements, slope grading, showing all features within 200 feet of the tract boundary, trails and non-motorized vehicles. He indicated that all other issues in the review letter would be addressed in a revised plan submission. After discussion of the proposal, a motion was made by Imhoff, seconded by Storms, to table the proposal pending receipt of a revised plan submission. All in favor, motion approved.

Lateral Ordinance Proposal Continued Discussion

The Planning Commission continued their previous discussions regarding the presentation from the NLCA and Fred Ebert, P.E. from last month and the proposed lateral ordinance draft. While the Planning Commission generally agreed that the NLCA has an issue with inflow and infiltration (I&I) into their sanitary system for the past several years, they want to make sure the proposed ordinance will adequately accomplish its intended purpose. The PC discussed possible other alternatives and options available to the NLCA in lieu of or in addition to the ordinance being adopted. Several of the members suggested attending the next Authority meeting to go over some of these ideas in person and ask additional questions. After continued discussion and questions between the members and the Township Engineer, it was decided a few of the members would look toward attending the next Authority meeting on July 8th and the discussion could then continue at next month's PC meeting. On a motion by Long, seconded by Imhoff, the Planning Commission agreed to table further discussion of the lateral ordinance until the July meeting. 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

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