

Brecknock Township
Planning Commission Meeting
July 22, 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 June 24, 2019 meeting. A motion was made by Imhoff, seconded by Storms to approve the June 24, 2019 meeting minutes as presented. All in favor, motion approved.

Maple Ridge North – Modification Request

Mike Reinert explained that the Township received a complaint from a resident in the Maple Ridge North development pertaining to overflowing garbage in the trash dumpsters located in the snow removal area within the development. After additional research, it was discovered that the means of trash disposal for the development had been changed by the homeowner's association from individual trash collection to community wide collection via the dumpsters at this location. Mr. Reinert issued a letter dated July 8, 2019 to the developer indicating the violations of the approved plan and the zoning ordinance. In response to the letter, the developer provided a sketch plan indicating the proposed dumpster locations to serve the development for review and approval by the Township PC and Board of Supervisors as a plan modification.

Mr. Aaron Horst was present as the builder of the townhouse units and explained that the developer, Jake King, had decided to change the means of trash disposal from individual to community collection due to some complaints they had received from the residents in the development. The homeowner's association then approved the change to community based trash disposal. Currently there are dumpsters serving the apartment lot (lot #50) within that parcel and two dumpsters are located in the snow removal area. Mr. Reinert indicated that the Township could approve the modification request at their discretion, however the number of dumpsters and their location should be analyzed prior to a decision. The Planning Commission reviewed the pros and cons for trash removal in the development. A resident of lot #6 was present to discuss their concerns with the overflowing garbage at the current dumpster locations. The concerns related to the Township using the open space pad as a snow removal area was also discussed as it pertained to future access by the residents and the trash removal service during the winter months. After discussion, a motion was made by Imhoff, seconded by Storms to deny the modification request and have the developer adhere to the approved plan note indicating individual lot owner's being responsible for solid waste disposal in the Maple Ridge North development. All in favor, motion approved.

Lateral Ordinance Proposal Continued Discussion

Since several of the members missed the July Authority meeting, it was decided that they would attend the next Authority meeting in August to go over some of these ideas they had from last month in person and ask additional questions. The meeting would then be reviewed as a group at next month's PC meeting. On a motion by Long, seconded by Storms, the Planning Commission agreed to table further discussion of the lateral ordinance until the August meeting. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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

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