

Brecknock Township  
Planning Commission Meeting  
August 26, 2019 at the Township Building

Meeting was called to order by Vice Chairman Dean Imhoff at 7:03 p.m.

Pledge to the Flag.

Planning Commission members present were Jim Regener, Chris Storms and Jerry Long. Gene Martini was absent.

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

Vice Chairman Imhoff asked for discussion on the minutes from the July 22, 2019 meeting. A motion was made by Storms, seconded by Regener to approve the July 22, 2019 meeting minutes as presented. All in favor, motion approved.

128 W. Maple Grove Road Lot Add On – Final Plan

Ron Hershey, PLS of Hershey Surveying, Inc. was present on behalf of the applicant to discuss this lot add on plan located on West Maple Grove Road and Timber Lane. The applicant is proposing to subdivide approximately .17 acres of land from an existing lot located in the Meadows Phase 2 Subdivision on Timber Lane. The parcel would then be joined with an existing property that has frontage on West Maple Grove Road. Both properties are owned by Luke Ulrich and there are no proposed improvements with this plan. Both lots would be compliant with their applicable zoning district. The lot along West Maple Grove Road is zoned Neighborhood Commercial and the other lot is zoned Residential Medium. The review letter of August 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 lot add on plan provided the applicant addresses the comments in the Township Engineer's review letter dated August 20, 2019. 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. at a previous meeting and the proposed lateral ordinance draft. Dean Imhoff noted that he and Gene Martini attended the last Authority meeting and was quite impressed with the agenda and items discussed. 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 have a concern that requiring inspection only at time of home sale would not solve the problem. The group discussed possibly going to a mandatory inspection program for the entire service area over a number of years. After continued discussion and questions between the members and the Township Engineer, it was decided a recommendation would be made when Mr. Martini

returns at the next PC meeting. As a consensus, the Planning Commission agreed to table further discussion of the lateral ordinance until the September meeting.

Adjournment

Motion by Storms, 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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