

Road Committee
March 28, 2011
Meeting Minutes

Present: Miller, Rogers, Harshfield, Stites, Halstead, Meyers, Matt Skeels – TC-TALUS and 4 members of the public.

Miller called the meeting to order at 4:00 PM.

The Committee was made aware of the conflicts between the International Fire Code (IFC) and current standards. At a previous meeting with the Fire Chief, P/Z Meyers and John Rogers (with the intent to establish criteria for roadway design) the IFC was brought up. The standards were much stricter than the County Road Commission regulations in many cases. There was extreme confusion. Meyers had tried to utilize the MTA website for assistance (prior to contacting legal counsel) to no avail. The only responses were not posted in the forum but direct contact as they were concerned for their communities and the possible destruction and outcry from the residents.

The IFC calls for all structures to be serviced by a 20' access road and be required to support 75,000 lbs in all weather conditions. If the definition and specifications stood, the majority of the driveways within the Township were non-conforming.

Rogers feels that the 20' is an extreme width. Two-way traffic only needs 18' however 20' is better.

Stites asked what the intention of the Ordinance is. Health, Safety and Welfare. He further added that a fire truck measures over 10' in width so the width is necessary.

Stites was corrected – a fire truck cannot be over 10' in width or a wide load sign and escort would be needed.

Miller stated that there are differences between the needs of commercial uses vs residential uses. He further suggested the use of pull-offs on long drives.

The first course of action for a fire call is life safety, the second is extinguishing the fire regardless is the fire is a total lose, the fire must be put out.

Mangus, member of the audience is concerned with the language of Section 3 regarding required upgrades to existing private roads. He was informed that the provision was being considered for pre-existing roads that are looking to increase the number of parcels that they will serve. It is not the Committee's intent to force compliance of existing roads that are not looking to add users. Mangus further asked that the Committee consider adding an exemption for existing roads.

Rogers (who had been diligently reviewing the IFC during the meeting) brought Section 102.7 to the attention of the Committee –

102.7 Subjects not regulated by this code. Where no applicable standards or requirements are set forth in this code, or are contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the fire code official to determine compliance with codes or standards for those activities or installations within the fire code official's jurisdiction or responsibility.

Meyers was directed to send the language to legal counsel and report back at the next meeting.

If the provision allows for a Private Road Ordinance to “trump” the IFC, a definition for driveway must be established.

Rick Wilson, Brown Bear Lane: With regards to the need for 2 trucks to pass on Brown Bear – the homes there are 1200 square feet in size and by the time volunteer firefighters reach the site, utilize the water carried (1600 gallons and 1000 gallons respectively, the house(s) would be gone.

Meeting Adjourned at 5:15 PM.