

Brecknock Township
Planning Commission Meeting
April 27, 2015 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 Gene Martini, Holly Dobb & Jim Regener. Harry Lehman was absent.

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

Vice Chairman Imhoff asked for discussion on the minutes of the February 23, 2015 meeting. Motion to approve the minutes as presented by Regener, seconded by Martini, all in favor, motion approved.

It was noted that the May regular meeting falls on the Memorial Day Holiday, therefore a new date should be considered and advertised accordingly. After some discussion, the consensus of the members agreed to advertise the regular May meeting for Wednesday, May 27, 2015 at 7:00 PM at the Township building.

Sun Valley Campground – Component 4A Sewage Planning Module

Mike Reinert explained that the Township received the sewage facilities planning module for this land development project. Mr. Reinert has reviewed the Component 4A module on behalf of the Township Planning Commission and presented for review and signature by the PC. After some discussion, a motion was made by Regener, seconded by Martini, to authorize the Vice Chairman to sign the Component 4A module. All in favor, motion approved.

Nathan Brubaker Land Development – Preliminary/Final Plan

No one was present. Mr. Reinert noted that a review letter had been issued dated April 24, 2015 and the applicant decided to remove from the agenda and submit revised plans for review and comment. No further action was necessary.

Leroy Martin Land Development – Preliminary/Final Plan

Matt Hood from Team Ag, Inc. was present with the applicant, Leroy Martin to discuss this proposed land development project on Staver Road. Mr. Martin is proposing two large poultry (broiler) barns on the property along with related driveway access to the site and around the buildings. Stormwater management is proposed to handle the increased runoff and an NPDES permit is required for the project. A variance was granted for the location of the barns on the property since it is classified as an intensive agricultural use.

The anticipated operation will result in approximately 5-6 flocks per year with the barns capable of holding 80,000 chickens. The anticipated truck traffic should be approximately four per week and the chickens are present in the barns for about 7 weeks.

Mr. Hood referenced the Township Engineer's review letter dated April 24, 2015 noting that they will comply with the majority of the items, but will be requesting waivers from a number

of items in the review letter. A formal letter will be sent with the revised plans for recommendation at a future meeting, however the Planning Commission was generally in favor of the requested waivers from swale slope, road widening, preliminary/final plan, existing features within 200 feet of the tract, trails and monuments. They did express concern over the condition of the roadway and how the proposed operation and truck traffic may impact its condition over time. Mr. Reinert suggested that the Township Roadmaster review and offer comment on the proposal. He also suggested possibly requiring an agreement with the property owner for annual inspection of the roadway and address any damage made as a result of the operation in consideration of the waivers requested. The Planning Commission and Engineer also requested additional data on the traffic impact of the operation to be submitted for review. No further action was made on the plan.

Adjournment

Motion by Dobb, seconded by Martini, all in favor, motion approved.

Respectfully submitted,

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

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