

Brecknock Township
Planning Commission Meeting
June 22, 2015 at the Township Building

Meeting was called to order by Chairman Harry Lehman at 7:00 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Gene Martini, & Jim Regener.

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

Chairman Lehman asked for discussion on the minutes of the May 27, 2015 meeting. Motion to approve the minutes as presented by Regener, seconded by Martini, all in favor, motion approved.

Nathan Brubaker Land Development – Preliminary/Final Plan

Bert Nye from Red Barn Consulting, Inc. was present to discuss this proposed lot add on and land development project on Bowmansville Road. Mr. Brubaker is proposing a large poultry (chucker) barn 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 review letter was issued by the Township Engineer dated June 10, 2015.

Mr. Nye referenced the Township Engineer's review letter noting that they will comply with all items, but will be requesting waivers from a number of items as reflected in their waiver request letter dated June 11, 2015. Mr. Reinert reviewed the waiver requests with the Planning Commission and the consensus agreed that the waivers were acceptable as requested. It was also agreed that comment #4 under the SALDO review related to trails would not be required for this project. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the waiver requests as noted in the waiver request letter prepared by Red Barn Consulting dated June 11, 2015, all in favor, motion approved. On a motion by Regener, seconded by Martini, the Planning Commission recommended conditional final plan approval of the Nathan Brubaker Lot Add-On/Land Development provided the applicant complies with the Township Engineer's review letter dated June 10, 2015 with the exception of providing trails, all in favor, motion approved.

Adult Communities/Collaborative Housing Discussion

Mr. Reinert mentioned that the Board of Supervisors requested the Planning Commission to research low-income/collaborative living uses based on a recent presentation held at the Garden Spot Village community back in April. Mr. Reinert had suggested contacting Frank Behlau at the County Planning Commission and request his attendance at one of the PC meetings to discuss this type of use further. The PC agreed and requested Mr. Reinert to have Frank Behlau attend the July meeting to discuss this topic.

Snow emergency Routes – Discussion

Mr. Reinert explained that the Board of Supervisors were considering an ordinance to restrict parking on Township roadways during a snow event and requested input from the

Planning Commission. Mr. Reinert provided two examples of municipal ordinances for review by the Planning Commission prior to the next regular meeting. The examples are from Honey Brook Township, Chester County adopted in 1994 and Columbia Borough, Lancaster County adopted in 2004. It was agreed that the members would review the examples and provide feedback at the next meeting.

Adjournment

Motion by Imhoff, 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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