

Brecknock Township  
Planning Commission Meeting  
January 28, 2016 at the Township Building

It should be noted that the meeting was postponed from January 25<sup>th</sup> due to weather and rescheduled for this evening.

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.

Mr. Lehman requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Harry Lehman as Chairman of the Planning Commission was made by Imhoff, seconded by Martini, all in favor (Lehman abstained), motion approved. Motion to nominate Gene Martini as Vice Chairman of the Planning Commission was made by Imhoff, seconded by Regener, all in favor (Martini abstained), motion approved. It was agreed by all members that Michael Reinert continue as secretary to the Planning Commission.

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

Ammon Burkholder Land Development – Preliminary/Final Plan

Travis Frey, E.I.T., of TeamAg, Inc. was present on behalf of the applicant, Ammon Burkholder, who was also present. Mr. Frey provided a brief overview of the project located at 1200 Muddy Creek Road. The applicant is proposing to construct a 10,600 square foot finishing barn for approximately 1,200 hogs on the existing agricultural property. The use would be classified as intensive agricultural and complies with the additional setback criteria for the use. A manure management plan and NPDES submission has been made to the Conservation District and PADEP. It is anticipated that the hogs would be received at approximately 60 lbs and raised until approximately 250 lbs before they are sold and transported to another location. Regarding traffic impact, approximately one truck delivery would be made per week for feed with any remaining trips for transporting the hogs once they reach their weight limits. Additional questions were posed to Mr. Burkholder for background on the operation and procedures to be followed under the State regulations.

Mr. Frey referenced the review letter prepared by Mr. Reinert dated January 21, 2016. He indicated that revisions will be made to the plans to address the majority of the comments, however input was requested on a couple of waiver requests. After some brief discussion, the Planning Commission did not have any general objections to the waivers requested. Mr. Reinert mentioned that he would like the input of the Roadmaster on the road widening prior to making a formal recommendation on that waiver request. The Planning Commission agreed. The Planning Commission tabled the plan pending receipt of a revised plan for review and comment.

Sun Valley Campground Land Development – Extension of Time

No one was present for the applicant. Mr. Reinert explained that a letter was received by the applicant granting the Township an extension of time for review of the land development plan until May 9, 2016. On a motion by Martini, seconded by Imhoff, the Planning Commission recommended accepting the extension of time as requested. All in favor, motion approved.

Good's Feed Mill - Land Development Waiver Request

No one was present for the applicant. Mr. Reinert explained that the owner of the feed mill submitted a building permit application to the Township, which was denied since the addition of a non-residential structure requires land development. Mr. Reinert advised the applicant of their options and a request to waive the land development plan process was received by the applicant's agent, Clair Long. The proposal consists of the removal of a 600 square foot lean-to structure located to the rear of the existing feed mill. A two story addition is proposed in the same area and will be approximately 820 square feet in size. The area is currently impervious surface, therefore there would be no increase in stormwater runoff. Further there is no increase in water or sewage flows, employees or traffic following completion of the addition, which will be used for processing feeds on the site. After some brief discussion, the Planning Commission agreed that the impacts related to this proposed addition would not warrant submission of a land development plan. Mr. Reinert stated that he had no objection to the waiver request given the scope of the project.

On a motion by Regener, seconded by Imhoff, the Planning Commission recommended approval of the waiver request of land development planning for Good's Feed Mill. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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