

Brecknock Township
Planning Commission Meeting
February 22, 2016 at the Township Building

Meeting was called to order by Vice Chairman Gene Martini at 7:00 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff & Jim Regener. Harry Lehman was absent.

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

Vice Chairman Martini asked for discussion on the minutes of the January 28, 2016 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Greenhouse Zoning Text Review

Mike Reinert explained that Mr. Harvey Zimmerman of Black Creek Nursery approached the Board of Supervisors at their meeting last week to request consideration of a zoning amendment to the retail sale of plant, nursery and garden materials section under Article VII of the Zoning Ordinance. Mr. Zimmerman was denied a variance by the Zoning Hearing Board to increase the display area of non-plant items at his existing nursery beyond the allowable 1,500 square feet specified by ordinance. He requested consideration of an amendment of possibly 15% of the total area of the greenhouse for non-plant display area since the regulation appeared outdated and adjacent municipalities provided less restrictive requirements.

Randy Heilman was present on behalf of the Lancaster County Planning Commission and introduced himself as the successor to Frank Behlau as the County planning representative to the Township. Mike Reinert had requested Mr. Heilman to research this matter and provide samples of other municipal ordinance requirements related to this use for review by the Planning Commission. Mr. Heilman provided several examples and it was revealed that half of the examples provided utilized a percentage based approach for display area. Those examples allowed up to 25% of the total gross display and sales area to be utilized for the sale of items not grown on the premises as a regulatory guideline. After some discussion, the Planning Commission believed 25% may be too much of an increase and decided to utilize the requested 15% of the total gross display and sales area as a guideline. It was also decided to keep the 1,500 square feet as a baseline requirement with the intent to not potentially penalize smaller operations currently existing in the Township.

On a motion by Regener, seconded by Imhoff, the Planning Commission recommended preparation and approval of a zoning amendment of the Township Zoning Ordinance, Section 110-68.A, to allow a display area for non-plant items of 1,500 square feet or 15% of the total gross display and sales area on the subject property, whichever is greater. All in favor, motion approved.

Floodplain Management Proposed Ordinance & Ordinance Amendments

Mike Reinert explained that the Township is required to adopt a floodplain management ordinance as mandated by FEMA in order for the Township to continue to participate in the National Flood Insurance Program (NFIP), which enables residents to obtain flood insurance. He also explained that updated floodplain studies and maps have been prepared by FEMA, which will be enacted and implemented as part of the ordinance adoption process. The Township has a deadline of April 5, 2016 to adopt the ordinance regulations or risk suspension in the federal program. The Township chose to revise the model floodplain ordinance as provided by the Dept. of Community and Economic Development (DCED) to meet the minimum requirement of the NFIP and revised their zoning, subdivision and stormwater ordinances to be consistent with the stand alone floodplain ordinance. The floodplain ordinance has been reviewed by the DCED and the LCPC reviewed the amendments to the zoning and subdivision ordinance with minimal comments and recommendation to proceed with adoption.

After some discussion and questions from the Planning Commission and audience, a motion was made by Imhoff, seconded by Regener, to recommend approval and adoption of all floodplain management related ordinances and amendments presented. All in favor, motion approved.

Mr. Heilman noted that the Lancaster County Planning Commission is sponsoring regional planning meetings at various locations in the County. The meetings are focused on the update to the Lancaster County Comprehensive Plan, Places2040. He encouraged Township representatives and Planning Commissioners to attend. Additional questions were presented from the audience related to zoning, comprehensive planning and related topics, which were responded to by Mr. Heilman and Mr. Reinert.

Adjournment

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

Respectfully submitted,

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