

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

Meeting was called to order by Vice Chairman Gene Martini at 7:07 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 February 22, 2016 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.

Mr. Frey referenced the review letter prepared by Mr. Reinert dated March 24, 2016 and requested recommendations on the waiver requests noted in the review and discussed at the January PC meeting. After some brief discussion, the Planning Commission recommended approval of the waiver requests as outlined in the Technicon letter of March 24, 2016 for the following sections: §58-2.D(4), §95-18.D(2), §98-19, §98-25.B(2)(e), & §98-47. Motion was made by Imhoff, seconded by Regener, all in favor, motion approved.

On a motion by Regener, seconded by Imhoff, the Planning Commission recommended conditional final plan approval of the Ammon Burkholder Land Development Plan provided the applicant addresses the remaining comments in the Technicon review letter dated March 24, 2016. All in favor, motion approved.

Greenhouse Zoning Text Review

Mike Reinert explained that the Supervisors reviewed the recommendation made by the Planning Commission meeting last month and requested the Solicitor to advertise for a zoning text amendment to address the retail sale of plant, nursery and garden materials as discussed with Mr. Harvey Zimmerman of Black Creek Nursery in February. The amendment has been advertised and contains similar language from what was discussed at the February PC meeting. Mr. Reinert explained the Lancaster County Planning Commission is reviewing this and the Township Planning Commission should make a formal recommendation on the actual amendment language to the Board of Supervisors. There was no additional discussion. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended approval of the zoning amendment of the Township Zoning Ordinance as prepared by the Township Solicitor, §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.

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

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