

Brecknock Township
Planning Commission Meeting
May 23, 2016 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, Jim Regener & Gene Martini.

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

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

Brecknock Properties Land Development – Preliminary/Final Plan

Alan Love, P.E., of Site Design Services, LLC was present on behalf of the applicant, Brecknock Properties, who was represented by Titus Martin, owner of Brecknock Builders. Mr. Love provided a brief overview of the project located at 615 Lauschtown Road, explaining that the proposed project consists of an office addition of approximately 3,120 square feet with a minor expansion to the parking area in front of the existing building. There is also a modification of the existing stormwater management facility to accommodate build-out that occurred over the past several years and the slight increase of impervious coverage as a result of the project.

Mr. Love referenced the review letter prepared by Mr. Reinert dated May 19, 2016, suggesting that he will address the majority of the comments and requested recommendations on waiver requests presented in a letter at the meeting. Mr. Love noted that the driveway waiver is necessary to allow the trucks to properly access the property from Lauschtown Road instead of running through the front lawn areas. Mr. Love provided a trip generation letter and Mr. Reinert noted that a waiver would not be necessary since the information states that the project does not meet the minimum demand for a traffic study to be submitted. Mr. Martini requested a hitching post for horse and buggy customers which Mr. Love stated he would add to the plans. It was noted that they already have some bicycle parking at the facility, therefore the waiver would not be needed once the hitching post is provided. Mr. Reinert also noted that a waiver will be needed to proceed as preliminary/final plan. After some brief discussion, the Planning Commission recommended approval of the waiver requests as outlined in the Site Design Services, LLC letter of May 19, 2016 for the following sections: §58-2.D(4), §95-18.D(2), & §98-43.G and added §98-19 to proceed as a preliminary/final plan.

On a motion by Regener, seconded by Martini, Planning Commission recommended approval of a waiver to §58-2.D(4) for the driveway width to exceed the maximum width requirement. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of a waiver to §98-43.G for trails to be installed for the land development project. All in favor, motion approved. On a motion by Regener, seconded by Martini, Planning Commission recommended approval of a partial waiver to §95-18.D(2) for widening along Dry Tavern Road. All in favor, motion approved.

On a motion by Imhoff, seconded by Regener, Planning Commission recommended approval of a waiver to §98-19 to allow the plan to proceed as a preliminary/final plan. All in favor, motion approved.

On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional preliminary/final plan approval of the Brecknock Properties Land Development Plan provided the applicant addresses the remaining comments in the Technicon review letter dated May 19, 2016. All in favor, motion approved.

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

TEI File: Municipal/Brecknock/4017-110 PC Meeting May 2016.doc