

Brecknock Township
Planning Commission Meeting
June 27, 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 May 23, 2016 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Martini, all in favor, motion approved.

Andrews Way Lot #4 Land Development – Preliminary/Final Plan

Kim Graybill, P.E., of Pioneer Management, LLC was present on behalf of the applicant, Dave Leinbach of Armada Buildings, who was not present. Mr. Graybill is attending for Todd Shoaf, who was away on vacation. Mr. Graybill provided a brief overview of the project located on lot #4 of the Boulder Hill Properties Subdivision, which fronts on Andrews Way. The proposed project consists of new 7,416 square foot building that will be the main office for the Armada Buildings LLC pole building construction business. Other site improvements include 13 parking spaces, vehicle circulation area, stormwater management facilities and landscaping. The existing stormwater management basin serving the development is located on lot #4 and the outlet structure will be modified to accommodate the additional impervious coverage on the property. In addition, a rain garden BMP, vegetated swale and several other BMP's including disconnected roof leaders and reduced impervious coverage plus tree plantings. The project will be served by public sewer and onlot water supply.

Mr. Graybill referenced the review letter prepared by Mr. Reinert dated June 22, 2016, suggesting that he will address the majority of the comments and requested recommendations on waiver requests presented in Todd Shoaf's letter of May 4, 2016. Mr. Graybill noted that the stormwater management waiver is due to poor infiltration testing evidenced on the site coupled with high limiting zones. Mr. Reinert noted that Mr. Graybill's office discussed the waiver with his office prior to plan submission and suggested the variety of BMP's proposed on the plans as alternatives to address the intent of the requirement. Mr. Martini requested a hitching post for potential horse and buggy customers which Mr. Graybill stated he would add to the plans. It was noted that bicycle parking will be available inside the building, however a partial waiver would still be necessary. Additional waivers for preliminary/final plan approval and showing all features within 200 feet were discussed. Mr. Reinert had no objection to the waivers requested. The Planning Commission did not recommend installation of trails therefore that comment was struck from the review letter. After some brief discussion, the Planning Commission decided to make a motion on the requested waivers.

On a motion by Martini, seconded by Regener, the Planning Commission recommended approval of a waiver to §93-15.F(1)(a) for providing stormwater management volume

controls for all storms equal to or less than the 2-year, 24 hour storm event. All in favor, motion approved. On a motion by Regener, seconded by Martini, the 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 approval of a waiver to §98-25.B(2)(e) to show all existing features within 200 feet of the tract boundary. All in favor, motion approved. On a motion by Martini, seconded by Regener, the Planning Commission recommended approval of a partial waiver to §98-44.B for bicycle and horse & buggy parking provided the applicant proposes a hitching post in the parking area. All in favor, motion approved.

On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional preliminary/final plan approval of the Andrews Way Lot #4 Land Development Plan provided the applicant addresses the remaining comments in the Technicon review letter dated June 22, 2016. All in favor, motion approved.

Highway Commercial Evaluation Discussion

Jerry Long was present as a member of the Board of Supervisors. The Board of Supervisors requested that the Planning Commission conduct an evaluation of the existing lands in the Township currently zoned Highway Commercial and determine if additional lands should be considered for rezoning due to the recent pending build-out of the development in Andrews Way and the PP&L substation project along Route 625. The concern by the Board is that there will no longer be any remaining properties available to accommodate uses within the Highway Commercial zoning district, which could expose the Township to a potential curative amendment. Randy Heilman of LCPC was present and provided some information related to the existing Highway Commercial district and reviewed a suggested process for beginning the evaluation requested by the Board. After some discussion, it was recommended that the Planning Commission review the materials distributed at the meeting and be prepared to continue the discussion at next month's meeting.

Meeting date change for July regular meeting

Mr. Reinert indicated that he will be on vacation during the week of July 25-29th. The Planning Commission requested that the meeting for July be rescheduled for Monday, August 1st at 7:00 PM. Mr. Reinert will inform the Township Secretary of the proposed date change for the July meeting.

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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