

Brecknock Township
Planning Commission Meeting
September 26, 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 August 22, 2016 meeting. Motion to approve the minutes as presented by Martini, seconded by Imhoff, all in favor, motion approved.

Millstone Village Phase 2 Subdivision – Final Plan

David Mease, P.E., from Diehm & Sons was present on behalf of the applicant, Martin Brothers Builders. Mr. Mease explained that this proposed project is the second and final phase of the Millstone Village preliminary plan, which was previously approved by the County and Township in 2011. Phase 1 was approved in 2014 and is nearing complete build-out at this time. Phase 2 proposes 15 houses and the completion of Abbey Lane, which will connect to the existing stub street in Sandstone Village. There is some additional inlets and storm sewer along with curb improvements that will be installed as part of the project. Mike Reinert reviewed his letter dated September 22, 2016 and noted he discussed with Mr. Mease who will comply with the comments in the letter. The Planning Commission had some general questions related to the history of the project, the turnarounds for the individual driveways and the past discussions with the PA Turnpike during the preliminary plan phase. On a motion by Martini, seconded by Regener, the Planning Commission recommended final plan approval of the Millstone Village Phase 2 Subdivision provided the applicant satisfactorily addresses the comments in the Township Engineer review letter dated September 22, 2016. All in favor, motion approved.

Highway Commercial Discussion

Jerry Long was present to continue the discussion about including additional properties within the Highway Commercial zoning district based on the recent buildout of the zoning district with the construction of the PP&L substation along Route 625. Mr. Long presented two separate map exhibits indicating three areas he is suggesting for consideration for rezoning. The first area consists of three parcels on the west side of Route 625, just north of the Grote property. The second area consists of five properties on the east side of Route 625, just north of Trostle Lane. The third area consists of four properties on the east side of Route 625, north of the PA Turnpike and south of Mountain Lane. Randy Heilman of LCPC was present and it was noted that those properties were mentioned in his brief analysis he provided a couple of months ago when the topic was broached with the group. Mr. Heilman also provided feedback on the rezoning process and the considerations that would be involved with the Township and County. It was agreed that the Zoning Officer would provide a list of the properties that were suggested for rezoning with their acreage for future consideration and discussion. The matter was tabled until next month's meeting pending receipt of the property information from the Zoning Officer.

Adjournment

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

Respectfully submitted,

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

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