

Brecknock Township
Planning Commission Meeting
November 23, 2015 at the Township Building

Meeting was called to order by Chairman Harry Lehman at 7:01 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Gene Martini & Jim Regener.

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

Chairman Lehman asked for discussion on the minutes of the September 28, 2015 meeting. Motion to approve the minutes as presented by Regener, seconded by Martini, all in favor (Lehman abstain), motion approved.

December PC meeting date change

Mr. Reinert explained that the December meeting is scheduled between the Christmas holiday and New Year's Day and he will be away on vacation that week. He suggested consideration of moving the meeting to the week prior, December 21st, if any business is received by the Township. It was a consensus of the Planning Commission to move the December regular meeting to December 21, 2015 at the Township building at 7:00 PM if any business was received.

Snow Removal Ordinance Discussion

Mr. Reinert explained that the Board of Supervisors agreed with the Planning Commission and authorized the Township Solicitor to prepare a draft ordinance to restrict parking within residential developments during snow events in the Township. The ordinance is based somewhat on the examples previously provided and specifically identifies the residential development streets that would be governed by the Ordinance. After some discussion, it was agreed that including language to specify a certain amount of snow should be used in lieu of using the term "snow emergency" which may be left open to interpretation by the residents. They also agreed that education should be a key component for the residents when enforcing this ordinance. On a motion by Martini, seconded by Regener, the Planning Commission recommended forwarding the draft ordinance to the Supervisors for consideration of adoption and revise the language in §103-34 related to snow emergency declaration by the Board of Supervisors to instead read "measurable amount of snow". All in favor, motion approved.

Summit Tower, LLC - Land Development Waiver Request

No one was present for the applicant. Summit Tower, LLC proposed to construct a wireless communication facility including a 180 foot high monopole tower on a lease parcel on property located at 700 Stone Hill Road near the PA Turnpike. The project received special exception approval from the Zoning Hearing Board and the applicant indicated that they were exempt from land development planning. After some consultation with the Township Solicitor, who indicated that land development planning may be required, the applicant submitted a formal waiver request from land development planning. Mr. Reinert explained that the applicant has agreed to submit stormwater management and driveway grading

plans to the Township for review and approval as well as securing all applicable building permits from the Township for the structures and obtain E&S approval from the Lancaster County Conservation District. Mr. Reinert stated that he had no objection to the waiver request provided the applicant agrees to those conditions.

On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the waiver request of land development planning for Summit Tower, LLC provided the applicant agrees to submit stormwater management and driveway grading plans to the Township for review and approval as well as securing all applicable building permits from the Township for the structures and obtain E&S approval from the Lancaster County Conservation District. 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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