

Brecknock Township
Planning Commission Meeting
November 28, 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 Jim Regener & Gene Martini. Dean Imhoff was absent.

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

Chairman Lehman asked for discussion on the minutes of the October 24, 2016 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved.

John Zimmerman Land Development Plan – Preliminary Plan

Ryan Rhode, P.E., from Great Valley Consultants, was present on behalf of the applicant, John Zimmerman, who was not present. Mr. Rhode explained the scope of the proposed project is a land development plan for a proposed turkey barn and machinery shed on the existing property located on Silver Hill Road. The turkey barn would be considered an intensive agricultural operation which is permitted in the AG-2 zoning district. The existing driveway accessing Silver Hill Road would be utilized and expanded with additional gravel accessways around the proposed buildings. The stormwater management system has been designed to address the additional proposed impervious surfaces on the property, meet the Township regulations and also NPDES requirements as part of their permit application. The system consists of two detention/infiltration basins, two infiltration trench/bed areas, associated drainage swales and storm sewer piping. The area of disturbance will exceed one acre which necessitates the NPDES permit. Mr. Rhode noted receipt of the Township Engineer's review letter dated November 22, 2016 stating they will comply with the bulk of the comments. Mr. Rhode produced a waiver/modification letter dated November 28, 2016 requesting relief from 3 requirements of the Township Code pertaining to proceeding as a preliminary/final plan, relief from road improvements along Silver Hill Road, and partial relief from showing all existing features within 200 feet of the tract boundary. The waivers requested for traffic impact study and trails are not needed. Mr. Reinert reviewed the letter indicating most of the items were stormwater related issues to address and did not have any objection to the three waivers for the reasons noted by the applicant and compliance with all other plan issues noted in the review.

On a motion by Martini, seconded by Regener, the Planning Commission recommended approval of the modification request for proceeding as a preliminary/final plan per §98-19, road widening of Silver Hill Road per §95-18.D(2), and existing features within 200 feet of the tract boundary per §98-25.B(2)(e). All in favor, motion approved. On a motion by Regener, seconded by Martini, the Planning Commission recommended conditional final plan approval of the John Zimmerman Land Development Plan provided the applicant satisfactorily addresses the comments in the Township Engineer review letter dated November 22, 2016. All in favor, motion approved.

Highway Commercial Discussion

Mike Reinert noted that the Zoning Officer provided the requested information pertaining to the acreage of the lots that were discussed back in September for possible rezoning into the Highway Commercial (HC) zoning district. The discussion was initiated based on the recent buildout of the HC zoning district with the construction of the PP&L substation along Route 625. At the September meeting, two separate map exhibits were presented indicating the three areas suggested for consideration of rezoning. The exhibits presented at this meeting included those parcels plus a couple additional parcels adjacent to the ones proposed initially. It was clarified that the third area previously discussed in September, and located along the PA Turnpike and south of Mountain Lane, would be considered for inclusion into the Light Industrial zoning district. The Planning Commission was supportive of the rezoning. In addition, two residents were present also voicing support of the proposal. On a motion by Regener, seconded by Martini, the Planning Commission recommended that the two map exhibits showing the acreage information be forwarded to the Township Supervisors for consideration within the Highway Commercial and Light Industrial zoning districts and schedule a public meeting to inform residents of the potential rezoning prior to formal adoption. The first area consists of eight parcels on the west side of Route 625, just north of the Grote property and south of East Bowmansville Road. The second area consists of nine properties on the east side of Route 625, just north of Trostle Lane. The third area, which would be considered for the Light Industrial district, consists of six properties on the east side of Route 625, north of the PA Turnpike and south of Mountain Lane. All in favor, motion approved.

Adjournment

Motion by Martini, seconded by Regener, all in favor, motion approved.

Respectfully submitted,

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