

Brecknock Township
Planning Commission Meeting
January 23, 2017 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, Gene Martini & Jim Regener.

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

Mr. Lehman requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Harry Lehman as Chairman of the Planning Commission was made by Imhoff, seconded by Regener, all in favor (Lehman abstained), motion approved. Motion to nominate Gene Martini as Vice Chairman of the Planning Commission was made by Imhoff, seconded by Regener, all in favor (Martini abstained), motion approved. It was agreed by all members that Michael Reinert continue as secretary to the Planning Commission.

Chairman Lehman asked for discussion on the minutes of the November 28, 2016 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved (Imhoff abstained since absent at Nov. meeting).

Public Meeting – Proposed Rezoning

Harry Lehman instructed to the audience that the public meeting is being held to receive public comments related to the draft rezoning being proposed in portions of the Township primarily along Route 625 north of the PA Turnpike. Mike Reinert noted that the Planning Commission has been discussing this topic for several meetings last year and was primarily initiated due to the recent buildout of the Highway Commercial (HC) zoning district with the construction of the PP&L substation along Route 625. During those meetings, the Planning Commission with input from Randy Heilman of the Lancaster County Planning Commission, several properties were discussed and proposed to be included into the HC and Light Industrial (LI) zoning districts. The draft zoning maps were available for display during the meeting. Mr. Lehman opened the floor for public comment. Ron Funk provided a list of questions/concerns related to the proposed rezoning for consideration by the Planning Commission. Levi Hoover, Township Zoning Officer, and Mr. Reinert provided some feedback on some of the questions posed for the public, specifically related to the County involvement in the process and property tax concerns due to the proposed rezoning. It was clarified that property tax assessment was based on the use of the property and not the underlying zoning district. Several other members of the public had questions for the Planning Commission. Nathan Brubaker was present and requested consideration of including his property on the west side of Bowmansville Road. His property is bisected by Bowmansville Road and the portion on the east side is already proposed to be rezoned HC. Due to the existing business on the property and the lone fact of the road bisecting the property, the Planning Commission agreed including the property was possible. Several of the audience members voiced positive feedback toward the proposed rezoning.

On a motion by Regener, seconded by Martini, the Planning Commission recommended that the proposed rezoning map be revised to include the Nathan Brubaker property as

requested and located on the west side of Bowmansville Road. All in favor, motion approved. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended the revised draft rezoning map be forwarded to the Board of Supervisors for review and consideration prior to formal adoption. All in favor, motion approved.

Maple Ridge North – plan modification request

Jake King, developer of Maple Ridge North Subdivision, was present along with Anthony Hostetter, builder of the apartment units in the development. The applicant had applied for and received zoning relief to allow installation of patios to the rear of the apartment units with conditions. One of the conditions was the installation of a privacy fence along Route 625. The applicant is requesting to eliminate the sidewalk along the entire front and side of unit 12 as shown on the approved plan since the privacy fence would impede anyone from using the sidewalk. It was also mentioned the sidewalk does not connect with any existing pathway or pedestrian accessway, therefore would not serve a viable purpose. After some discussion with the Planning Commission, it was agreed the modification would be appropriate. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the modification request to eliminate the proposed sidewalk along the west and southern portions of unit 12 of the apartment units on lot #50 of the Maple Ridge North Subdivision plan. All in favor, motion approved.

Volunteer Application

Harry Lehman announced that the Township has received an application for a volunteer to serve on the Planning Commission and the Board of Supervisors is requesting input from the PC members individually prior to the February meeting.

Adjournment

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

Respectfully submitted,

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