

Brecknock Township
Planning Commission Meeting
February 27, 2017 at the Township Building

Meeting was called to order by Vice Chairman Gene Martini at 7:00 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Gene Martini & Jim Regener. Chairman Harry Lehman was absent.

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

Vice Chairman Martini asked for discussion on the minutes of the January 23, 2017 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Greve's Residence – waiver/modification request

Ron Hershey of Hershey Surveying, Inc. was present on behalf of Gary Greve, 473 Long Lane. In 2010, Mr. Greve proposed to construct a new dwelling and various residential improvements on this property along with the removal of several existing structures and impervious surface. The applicant's consultant performed an analysis comparing the amount of impervious proposed and the existing impervious proposed to be removed in order to determine whether stormwater management controls were required. The end result of the analysis yielded that there was no net increase of impervious coverage and actually resulted in a "credit" based on more existing impervious being removed than what was proposed. Mr. Hershey inquired to the Township Engineer about utilizing this "credit" for a new proposed accessory structure on the property. Mr. Reinert confirmed that the proposed structure would fall within the "credit" remaining on this property, however noted that the latest amendment to Chapter 93 essentially reset the requirement and negate any previous "credits" on a property as of April 8, 2014. Mr. Hershey is requesting a waiver of 93-19.C(1) in order to utilize the previous "credit" granted to the property by the Township Engineer in 2010. Mr. Reinert noted that the request is reasonable and would have been permitted had the amendment in 2014 did not reset the requirement. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended approval of the waiver/modification request from 93-19.C(1) to allow the previous credit to be utilized for this project provided any additional improvements would be subject to the current stormwater ordinance in existence at the time of future application. All in favor, motion approved.

Villages at Hawk Valley – waiver/modification request

Tara Heipler, Land Development Manager for Talon Holdings, LLC was present on behalf of the developer to discuss the waiver request letter dated January 25, 2017. The request was to eliminate the proposed bulb-outs throughout the development, which were proposed initially by the applicant's consultant, HRG, Inc. as a traffic calming measure. After additional research and prior to installation of the street system in Phase 1, the developer is requesting the waiver to reduce the cost and maintenance of providing the bulb-outs since the street system would eventually be dedicated to the Township. HRG, Inc. provided a separate letter dated January 27, 2017 to support the request. The developer is proposing to keep the other traffic calming measures for the development including speed limit signage, 5 speed humps, and 2 raised crosswalks in addition to the geometry and stop sign

controls on the street system. Mr. Reinert noted that the Township Roadmaster and Zoning Officer provided their recommendation to support the request. After additional discussion by the Planning Commission weighing the pros and cons for the request, it was decided the measures proposed were adequate to justify the elimination of the bulb-outs. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the waiver/modification request to eliminate the proposed bulb-outs in the development provided the other traffic calming measures are installed. All in favor, motion approved.

Proposed Rezoning

Mike Reinert provided an overview of the process for the proposed rezoning of several properties in the Township to Highway Commercial and Light Industrial. He indicated the Board of Supervisors had added a few properties to the proposed rezoning, including two smaller parcels owned by PP&L and adjacent to the substation property. The other was adjusting the zoning line to only include 750 feet of frontage on the Nathan Brubaker property on Bowmansville Road. The Board also authorized moving forward with the review process and provide the information to the Township and County Planning Commissions for their formal recommendations. After some discussion, it was agreed that the Planning Commission would prefer to table the formal recommendation on the proposed rezoning until comments are received from the Lancaster County Planning Commission. On a motion by Regener, seconded by Imhoff, the Planning Commission agreed to table a formal recommendation on the rezoning pending receipt and review of the County Planning Commission letter. 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