

Brecknock Township
Planning Commission Meeting
April 24, 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.

Chairman Lehman asked for discussion on the minutes of the March 27, 2017 meeting. Motion to approve the minutes as presented by Martini, seconded by Imhoff, all in favor, motion approved.

Proposed Rezoning

Mike Reinert provided an overview of the rezoning process discussed by the Planning Commission since July 2016 and the various reasons why the Township is considering the proposal. Mr. Reinert referenced the Lancaster County Planning Commission review letter prepared by Gwen Newall, who was present at the meeting to introduce herself as the assigned planner to Brecknock Township and to entertain questions regarding her review. It was noted that the Board of Supervisors is holding a public hearing on the proposed rezoning on May 9th and the Planning Commission should provide a recommendation for consideration by the Board for their public hearing.

Ms. Newall provided a brief overview of her letter dated April 11, 2017, noting the key points and suggestions at the conclusion of the letter. Several members of the audience commented on the proposed rezoning. David & Cindy Speace commented about the perceived lack of research and analysis that went into the proposed rezoning and expressed concerns about the infrastructure being able to support additional commercial uses. Levi Hoover, Township Zoning Officer was also present, and reviewed the zoning reasons to support the proposed rezoning including bringing current non-conforming uses into conformity. Stephanie Smith Armpriester, municipal outreach coordinator with the Lancaster Farmland Trust was present to express her concern with the proposed rezoning as it pertains to rezoning of existing Agricultural zoned parcels. She noted the Trust would be sending a letter of opposition to the Township for the proposal. Ron Funk noted he had 60 signatures in a petition opposing the proposed rezoning and presented other points of opposing the rezoning related to farmland preservation and lack of analysis. Tom Martin of Bowmansville Road was concerned about the types of uses in the zoning ordinance that are permitted in the Highway Commercial district.

After further discussion with the Planning Commission, it was agreed that the Township should consider the recommendations in the County letter and take the next steps toward analyzing the uses in the HC district and following the guidance in the review letter. On a motion by Regener, seconded by Martini, the Planning Commission recommended that the Brecknock Township Board of Supervisors follow the guidance outlined in the Lancaster County Planning Commission review letter dated April 11, 2017 as prepared by Gwen Newall, AICP in their consideration of the proposed zoning map amendment for the Township. 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

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