

Brecknock Township  
Board of Supervisors Meeting  
May 09, 2017

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for May 09, 2017 was held at the Brecknock Township Building, 1026 Dry Tavern Road, Fivepointville. The meeting was called to order by Chairman Jerry Long at 7:00 p.m.

At this time the Pledge of Allegiance took place followed by Roll Call of Officials.

Present were Melvin Boyd, Arthur Zerbe, Jerry Long, William Cassidy, Mike Reinert & Carol Martin.

#### Community Open Session

Gary Woods 1449 Reading Road has some concerns with the property across from his. He stated he spoke with the Zoning Officer in late November. They received an email in December stating that they have been talked to and are going to give them a chance to clean up. Feels nothing has been done.

Cindy Speace 1201 Chestnut Street expressed concerns over signs that have been placed in the new development across Maple Grove Road (Millstone Village). The signs say public sidewalk, she is concerned that the vegetation (swamp grass) will grow up around those signs and no one will see them.

Robin Engle 141 Boulder Hill Road complained about the business behind his house. They start making noise at 5:30 AM and also feels that the trees that were planted are 20 foot apart and don't do much for screening.

At this time the public hearing was held for the proposed amendment to the Zoning Map (Stenographer started at this point) Bill Cassidy stated that all the properties were posted and the legal notice was published in the newspaper according to the law. He stated that anyone wishing to speak should give their name and address, no one should interrupt or speak when others are speaking as it is difficult for the stenographer. At this time Mike gave an overview of where this process started. Brief summary of Mike's overview:

The Brecknock Township Planning Commission and Board of Supervisors believe the proposed rezoning is a reasonable increase of the Highway Commercial and Light Industrial zoning districts and is essential to the future planning of the Township for the following reasons:

1. With the recent build-out of the commercial development located on Andrews Way and the construction of the PP&L substation, there is no remaining lands within the Highway Commercial zoning district. This may expose the Township to a potential curative amendment by a landowner.
2. The Board of Supervisors is interested in some expansion of the commercial/industrial districts to allow additional tax revenue to be generated for the Township.
3. The Board of Supervisors is interested in providing an opportunity for additional businesses to be created in the Township which may also provide additional employment opportunities for Township residents.
4. The proposed rezoning is sited along one of the main traffic connectors in the Township being Reading Road (Route 625), which is consistent with the intent of the Highway Commercial zoning district.
5. The proposed rezoning would further legitimize several existing uses already operating in the Township, which are currently pre-existing, non-conforming uses based on the current zoning.
6. The proposed rezoning is consistent with the population projections and projected industrial/commercial growth and land consumption data shown for Brecknock Township in Table 2.2 & 2.9 of the ELANCO Region Comprehensive Plan.

Gary Woods 1449 Reading Road has concerns with what's being proposed doesn't want to see more of what he already sees outside his window.

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Stephanie Armbruster representing the Farmland Trust read a letter out loud that was given to the Board of Supervisors previous expressing the Trust's concerns over the proposal.

Dan Sweigart of Ephrata (not a resident) gave a hand out with aerials shots of some of the area being proposed to be rezoned.

John Marconi 1209 Grants Place concerns over taxes, what are some of the proposed businesses, Fast food, traffic, trash, and increase in crime.

Tom Martin 1742 Bowmansville Road concerns with traffic, infrastructure, Zoning from AG, scaling back from current proposal.

Roger Sauder 1423 Bowmansville Road feels is a good proposal and likes that all of the small business are kept together and limiting them to one area is a good idea.

Ron Funk 136 Von Neida Street read a statement, concerns too much too soon, increases for services, roads, classrooms, tarnish the quality of life, and has 120 signatures on a petition opposing the proposal.

Cindy Speace 1201 Chestnut Street concerns with roads, costs, curative amendments, current comp plan, why the need for additional revenue, the non-conforming business would not need to move they would be grandfathered, and sewer services.

Alvin Martin 1550 Bowmansville Road feels this is needed for the small business in that area, supports the proposal.

Jonathan Martin 1574 Reading Road feels that there are not many families making a living solely off of the farm. He feels that commercial business does not burden the schools, taxes are reasonable here, most of these businesses are closed by 6pm, and feels keeping these types of businesses in one area is good planning and feels people that live here want to work here to earn a living.

Nathan Brubaker 1525 Bowmansville Road is in favor of this proposal and keeping these businesses in the same area is good planning.

At this time (7:50 pm) took a 10 minute recess break. Meeting continued at 8:00 pm.

Lawrence Martin 1450 Reading Road feels that this proposal is good planning. Use to farm the area that is now occupied by PPL which was the largest piece within the proposal that was farmable/tillable land, feels most people don't realize that just because some of these lots that are being proposed are zoned Agricultural they are not currently in Agricultural production and there are quite a few residential properties within the proposed change, there are several businesses in this area that have several acres that is mostly devoted to their business operations so saying that there is going to be 200+ acres of AG land rezoned simply isn't accurate. He feels we need these types of businesses in the township that are in the proposed area and is important to the township and the residents in the future.

Sam Brubaker 335 Panorama Drive stated we have lost the area that PPL is now located, it will never be farmed again, feels this proposal is a good plan and hopes the board considers it.

Larry Horning 1191 Reading Road feels the township should follow the Lancaster County Planning Commission letter which says it's inconsistent, feels this proposal is going against the advice of the Planning Commission also.

At this time the public comment period was closed.

At this time the Board members responded to public comments as well as gave their views on the proposal as well cleared up some miss information, some additional history.

Motion was made by Long to support the Lancaster County Planning Commission's recommendation to rezone the parcels that have existing businesses, and the infill parcels in between. Boyd seconded the motion, Cassidy asked for clarification on the motion. Long stated again the motion which would be what has been proposed, with no changes. Boyd withdrew his motion, Zerbe seconded the motion. Motion was approved by Long & Zerbe, Boyd voted no.

A motion to accept the April 11, 2017 Board of Supervisors minutes was made by Boyd and seconded by Zerbe. All in favor, motion was approved.

A motion was made by Boyd and seconded by Zerbe to approve the bills as presented. All in favor, motion was approved.

The following items within the engineering report require Board action/approval this month:

1. **John D. Martin SWM** – Received stormwater management O&M agreement from owner for approval.
2. **Robert Zimmerman SWM** – Received stormwater management O&M agreement from owner for approval.
3. **Frank Pudlo SWM** – Issued financial security recommendation letter dated April 27, 2017 in the amount of \$2,750.00. Received memorandum of understanding and stormwater management agreement for approval.
4. **Jeffrey Weaver SWM** – Issued financial security release recommendation dated May 3, 2017 in the amount of \$675.00.
5. **David Newswanger SWM** – Issued financial security release recommendation dated May 1, 2017 in the amount of \$420.00.
6. **Sun Valley Campground Extension** – Request for extension of time until August 8, 2017 for review and action on the land development plan.

A motion was made by Zerbe and seconded by Boyd to accept and approve all of the recommendations noted by the Township Engineer. All in favor, motion approved.

Bill Cassidy reported that the Board of Supervisors will need to act on whether or not when the Sauder Zoning Hearing Board appeal comes back to the Zoning Hearing Board if the Board of Supervisors wants him to continue to represent the Board of Supervisors in that proceeding. Motion was made by Long and seconded by Boyd to have Bill to continue to represent the Board of Supervisors in the Sauder Zoning Hearing Board Appeal. All in favor, motion approved.

A motion was made by Zerbe and seconded by Boyd to accept the Roadmaster, Engineer, SEO & Zoning reports as presented. All in favor, motion approved.

**PARK & RECREATION** The Board reviewed the meeting minutes however no action was taken.

**OLD BUSINESS - nothing**

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**NEW BUSINESS**

Jerry Long discussed wanting the Planning Commission to work with the Zoning Officer to review the existing zoning text for the commercial districts in our Zoning Ordinance and to compare ours with the surrounding municipalities as well as look at making some of the current permitted uses moved to Conditional Uses and if professional planning help is needed the township would make that available to them as well. A motion was made by Long, seconded by Zerbe to have the Zoning Officer and the Planning Commission evaluate the Commercial Zoning text. All in favor, motion approved.

Motion was make by Boyd and seconded by Zerbe to accept the resignation from Stephen Kruzik from the Northern Lancaster County Authority as he is moving out of the township. All in favor, motion approved.

Motion was made by Long and seconded by Zerbe to appoint Grant Wise to the Northern Lancaster County Authority to fill the unexpired term of Stephen Kruzik. Approved by Long and Zerbe, Boyd voted no.

Motion was make by Boyd and seconded by Long to authorize Carol to produce a new Municipal Directory. All in favor, motion approved

A motion was made by Boyd to adjourn at 9:52 pm Long seconded. All in favor, motion approved.

Respectfully Submitted,  
Carol L. Martin  
Admin/Secretary/Treasurer