

Brecknock Township
Planning Commission Meeting
January 22, 2018 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, Jim Regener, Chris Storms and newly appointed member Jerry Long.

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

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

Chairman Martini asked for discussion on the minutes of the November 27, 2017 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved (Long abstained).

Esbenshade's Greenhouse Subdivision – Request for Non-Building Declaration

Michael Reinert explained that the applicant contacted PADEP regarding sewage planning for the subdivision plan involving Esbenshade's Greenhouse that was conditionally approved by the Board in December. DEP responded and indicated a planning waiver and non-building declaration request could be pursued to satisfy the sewage planning requirement for the subdivision. The owner and Sewage Enforcement Officer have already signed the document. On a motion by Long, seconded by Imhoff, the Planning Commission directed the Chairman to sign Section D of the request and forward to the PADEP. All in favor, motion approved.

Zoning Text Discussion

Levi Hoover was present to continue the discussion of the proposed text amendments to the Township zoning ordinance. Mr. Hoover provided some updated language for suggested changes to the Highway Commercial, Light Industrial and Neighborhood Commercial zoning districts. The Planning Commission also continued discussion on some of the examples from East Earl Township for repair of personal motor vehicles, alternative energy sources (wind assisted and solar energy facilities and fuel cells) and agri-tourism. Other topics were mentioned to be investigated and reviewed at future meetings including mini-cell towers, screening requirements, building height for accessory structures, wedding venues and beekeeping. Mr. Hoover indicated he would follow up with the discussions and continue the discussions at future meetings.

Public comment

Cindy Speece presented a written statement to the Planning Commission regarding a variety of Township topics. Garth Wise thanked Harry Lehman for his years of service to the Township.

Adjournment

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

Respectfully submitted,

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

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