

Brecknock Township  
Planning Commission Meeting  
February 26, 2018 at the Township Building

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

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Chris Storms and Jerry Long. Jim Regener was absent.

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

Chairman Martini asked for discussion on the minutes of the January 22, 2018 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved.

514 Willow Street Tract Lot Add On – Final Plan

Ron Hershey, PLS of Hershey Surveying was present on behalf of the applicant, Kevin & Melanie Horning regarding this lot add on plan. The Hornings own a landlocked parcel on Willow Street adjacent to the municipal boundary with Adamstown Borough. Mr. Hershey explained that the applicant had submitted a stormwater management plan to the Township for review previously and one of the issues identified pertained to the execution of a proper access easement/agreement for the driveway and stormwater controls serving the land locked parcel. One of the solutions to address this issue was for the applicant to purchase additional lands from the adjacent property owner, Lavern & Brenda Hochstedler, in order to provide fee simple access to their property, which is the purpose of this lot add on plan. Mr. Hershey referenced the review letter prepared by the Township Engineer dated February 20, 2018, noting that all items can be addressed, with the exception of a partial waiver from 95-18.D(2) for shoulder widening. The applicant agrees to provide the ultimate right-of-way along the frontage of the lands to be added to the Horning property and otherwise the roadway meets ordinance requirements. A PADOT HOP will be pursued for the new driveway since Willow Street is a State Route. Mr. Reinert noted that the waiver request should be memorialized in writing when presented to the Supervisors. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended approval of the partial waiver request from Chapter 95-18.D(2) for the shoulder widening provided the ultimate right-of-way width along the Horning property is shown. All in favor, motion approved. On a motion by Storms, seconded by Imhoff, the Planning Commission recommended conditional final plan approval provided the applicant addresses all other comment in the Technicon review letter dated February 20, 2018. All in favor, motion approved.

Maple Grove Automotive LLC – Andrews Way Lot #6 Land Development – Preliminary/Final Plan

Todd Shoaf, RLA of Pioneer Management LLC was present on behalf of the applicant Chris Witwer of Maple Grove Automotive LLC, also present, to discuss this land development plan on Andrews Way. Mr. Shoaf explained that the proposal is to relocate Mr. Witwer's existing business consisting of automotive repair and service to this recently subdivided lot in the Highway Commercial district. The project proposes a new 5,550 square foot building and

will provide sufficient parking, access/circulation, loading/unloading and stormwater management utilizing an expanded design for the existing facility serving the existing Gehman Exhaust business to the south. Mr. Shoaf received the review letter from the Township Engineer dated February 23, 2018 and noted he is requesting several waivers, but requested some clarification on some of the comments in the review letter. As it pertains to comment #9 under stormwater management, a blanket easement noted on the plans is sufficient. Regarding comment #5 under SALDO, the Planning Commission did not feel a trail or trail easement was necessary for this project. Comment #2 under zoning, the Planning Commission felt the existing vegetation already located on the property was sufficient to address the comment. In review of the waiver requests, the Planning Commission did not have any objection to any of the waivers, except they would like a horse & buggy hitching post installed at a location subject to review by the Township Engineer as part of the non-motorized vehicle waiver. The applicant agreed to install this as part of the project. On a motion by Long, seconded by Imhoff, the Planning Commission recommended approval of waivers of the following requirements: §93-14.A(7)(b) pertaining to the use of the spillway, §93-14.C(6) for minimum slope in the swales, §98-19 to proceed as a preliminary/final plan, §98-25.B(2)(e) to show all existing features within 200 feet of the property, §98-43.K(5) for the separation distance between access driveways, §98-44.A(4) for perimeter plantings in the parking lot, and §98-44.B for non-motorized parking facilities with the condition of the applicant providing a horse and buggy hitching post on the property. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Technicon review letter dated February 23, 2018. All in favor, motion approved.

#### Proposed Zoning Text Amendment (Attorney Bucknum)

Attorney Bucknum was present on behalf of Phares Hurst to propose a zoning text amendment to the existing regulations for a family farm support business. The amendment would propose language related to a large farm equipment repair and sales business to be permitted under this use with specific criteria for outside storage, screening, and related requirements. The amendment was prepared by the attorney based off of a request by Mr. Hurst pertaining to a recent zoning hearing application that was denied for his expansion of his existing family farm support business. Levi Hoover provided feedback to the Planning Commission from his perspective as zoning officer. After significant discussion on the subject matter, it was decided the issue would be tabled for further discussion and receipt of additional supporting information from Attorney Bucknum regarding this subject and other ordinances utilized within the ELANCO region to aid in the decision process.

#### Proposed Zoning Text Amendment 110-27.G

Levi Hoover had previously provided the Board of Supervisors with a memo dated February 13, 2018 recommending approval of a text amendment to the zoning ordinance to increase the height requirement for accessory structures in the AG, AG-2 and FR zoning districts. Mike Reinert reviewed this memo with the Planning Commission as part of the discussion in Levi's absence. After discussion about the pros and cons of the appropriate heights to consider, the Planning Commission provided a recommendation. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended that the maximum height of

accessory structures in the AG, AG-2 and FR zoning districts should be increased to 28 feet. All in favor, motion approved.

Proposed Rezoning Residential Low (RL) to Residential Medium (RM)

Mike Reinert provided an overview of the proposal for the Planning Commission and noted that the proposed rezoning map had been forwarded to the Lancaster County Planning Commission for their comments. The letter from Laura Proctor dated January 23, 2018 was referenced and noted a recommendation of approval. A public meeting was held back in November 2017 with the Township Planning Commission and received a favorable response. Tonight's review would be a formal recommendation to the Township Board of Supervisors for their public hearing prior to adoption of the rezoning. There were no further comments provided from the Planning Commission or public in attendance at the meeting. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended adopting the rezoning proposed as presented to the Township Board of Supervisors. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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