

Brecknock Township
Planning Commission Meeting
June 25, 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, Jim Regener, Chris Storms and Jerry Long.

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

Chairman Martini asked for discussion on the minutes of the May 24, 2018 meeting. Motion to approve the minutes as presented by Storms, seconded by Regener, all in favor, motion approved.

A&A Enterprises Land Development – Sketch Plan

Todd Shoaf of Pioneer Management, LLC was present on behalf of the applicant, Aaron Hoover, who was also present, to discuss their land development sketch plan located at 1529 Reading Road. Mr. Hoover owns an excavating business and wishes to relocate his business to this property while continuing to live onsite in the existing dwelling unit. The property is land-locked and is accessed by an existing driveway connection to Route 625. The driveway is located within the access easement that is 50 feet in width and terminates at the subject tract with a 60 foot radius cul-de-sac bulb. The property is zoned Highway Commercial. The proposal consists of an 11,460 square foot shop and office building with the potential for future expansion. The sketch plan also indicates a future 9,600 square foot storage building and 2,400 square foot storage shed. Sufficient areas for access, circulation and parking is provided and stormwater management will be provided for the entire project even though it will be completed in portions over time. Mr. Shoaf indicated the various studies are being done on the property to address the key issues related to the PADOT HOP, wetlands, floodplain analysis and stormwater/NPDES permit.

After some general questions from the Planning Commission, Mr. Shoaf indicated he would most likely be seeking waivers for horse buggy/bicycle parking, preliminary/final plan approval, partial waiver on existing features within 200 feet of the tract, pedestrian trail and access driveway width. He will provide justification for the waiver requests with the formal submission. Gene Martini suggested a horse tie rail/hitching post be installed at a minimum. Mr. Shoaf will return in the future with a formal submission for review and comment. No further action was taken.

Proposed Zoning Text Amendments

Levi Hoover, Township Zoning Officer, was present to discuss the final draft of the proposed text amendments previously discussed at various meetings. In addition to the items pertaining to the Highway Commercial, Neighborhood Commercial and Light Industrial districts, additional information pertaining to medical marijuana and kennels was provided. After some discussion, it was suggested that these amendments focus on the 3 zoning districts and their uses, include the medical marijuana only and possibly consider an

updating of the screening regulations. Other considerations for future amendment discussions could include kennels and possibly other topics. No further action was taken.

Adjournment

Motion by Regener, 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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