

Brecknock Township
Planning Commission Meeting
June 26, 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 & Chris Storms.

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

Chairman Lehman welcomed new Planning Commissioner Chris Storms and asked for discussion on the minutes of the May 22, 2017 meeting. Motion to approve the minutes as presented by Martini, seconded by Imhoff, all in favor, motion approved.

Chairman Lehman welcomed new Senior Community Planner Laura Proctor to the meeting. Ms. Proctor has been assigned as permanent replacement for Randy Heilman as Brecknock Township's County planning representative and she will serve all of the ELANCO region municipalities.

Muddy Creek Church – waiver/modification request

David Mease, P.E. of Diehm & Sons was present on behalf of the Muddy Creek Christian school located at 988 Beam Road. The school is requesting a waiver of land development for a proposed project consisting of a new 2,630 square foot addition to the existing building for improved services purposes. No increase in enrollment is planned, merely a redistribution of available building space to properly serve the existing enrollment. In addition, a proposed maintenance shed of 500 square foot will be constructed to replace an older shed being removed. Mr. Mease has met with the Township Engineer and discussed utilizing a small projects application and existing stormwater facilities to accommodate the additional runoff being generated. After some discussion, a motion was made by Regener, seconded by Imhoff to recommend a waiver of the land development process for the Muddy Creek Christian school provided the applicant propose a small projects application for stormwater management subject to review and approval by the Township Engineer. All in favor, motion approved.

Esbenshade's Nursery Subdivision – sketch plan

Peter Andrulis of Peter Andrulis & Associates was present with Terry Esbenshade to discuss this proposed subdivision. Mr. Andrulis indicated that Mr. Esbenshade desires to subdivide the existing house off of the remainder of the nursery property to separate it from the existing business. Mr. Esbenshade has resided on the property for several years and intends to remain as the owner and occupant of the dwelling. Levi Hoover and Mike Reinert conducted a zoning review of the proposal and identified two sections that would require relief from the Zoning Hearing Board prior to moving forward with the subdivision. The Planning Commission acknowledged that this relief must be granted by the ZHB prior to submission of the subdivision plan, however they did not have any objections to the proposal in general. No action was made pending receipt of the formal subdivision plan.

Zoning Text Discussion

Levi Hoover provided the Planning Commission with a suggested list of the existing uses in the Highway Commercial (HC) zoning district that should remain as permitted uses and those that may be considered for another zoning district or permitted by special exception approval from the Zoning Hearing Board. Mr. Hoover explained some of the rationale for the suggestions to the PC and public in attendance. After some questions and comments from the public with Mr. Hoover, the Planning Commission agreed that they would review the suggestions made by Mr. Hoover and continue the discussion of the uses in the HC district for the text amendment. No further action was made.

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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