

Brecknock Township
Planning Commission Meeting
July 23, 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, and Jerry Long. Chris Storms 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 June 25, 2018 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

JTK Trades, LLC dba JTK Power Washing – Waiver of Land Development

Randy & Lisa Martin, Randall Martin Builders, were present on behalf of Jared Koch, owner of JTK Trades, LLC. Mr. Koch intends on purchasing the property at 1507 Dry Tavern Road from the Martins, who recently removed the existing residential dwelling, outbuildings and stone driveway from the lot. Following purchase, Mr. Koch intends on moving his business to the location, which is zoned Light Industrial. Initially Mr. Koch intends to provide a stone parking area and delay construction of the main office building for a later date, but place a 288 square foot shed on the property for storage of tools used in the business. A waiver of land development is being requested in order to place the storage shed on the property, although Mr. Koch acknowledged he would also need a variance for the accessory structure to be placed without a principal building. The applicant also acknowledged he would follow all zoning requirements as part of the parking area and shed as well as obtain a PADOT HOP for the driveway. After some additional discussion, a motion was made by Long, seconded by Imhoff, recommending approval of the waiver request for land development provided all other zoning requirements are met with the proposal. All in favor, motion approved.

Horst's Outdoor Power Equipment – Waiver of Land Development

No one was present, however Ron Hershey, Hershey Surveying, Inc. is representing the applicant, Horst's Outdoor Power Equipment, 851 Reading Road, for this waiver request from the land development process. Mr. Reinert summarized the waiver for the Planning Commission. Horst's is proposing to construct a 7,200 square foot storage building to the rear of their existing shop and sales store. The building will be used to store inventory and lawn equipment waiting for service or pick-up by customers. The structure will be built on existing impervious surface, however the applicant intends to install stormwater improvements as part of a small projects application. The Planning Commission reviewed the application and had questions for Mr. Reinert, who had corresponded with Mr. Hershey prior to the waiver request. On a motion by Regener, seconded by Long, the Planning Commission recommended approval of the waiver request for land development provided the applicant provides stormwater management as part of a small projects application. All in favor, motion approved.

RJS Investments, LLC – Conditional Use Application - 1399 Bowmansville Road

No one was present, however Ron Hershey, Hershey Surveying, Inc. is representing the applicant, RJS Investments, LLC, who is seeking conditional use approval for a proposed apartment use at 1399 Bowmansville Road in the Residential Medium (RM) zoning district. Mr. Reinert provided the Planning Commission with his review letter dated July 19, 2018 as part of the discussion. It was noted that comment #3 must be satisfactorily addressed prior to the Board granting any approvals for the apartment use. The Planning Commission discussed the scope of the project and the review letter. There was no opposition to the proposal, however some concerns were expressed related to screening of the property from adjacent uses, providing adequate stormwater management, and addressing parking for the residents plus any additional visitors to the property. On a motion by Long, seconded by Imhoff, the Planning Commission recommended approval of the conditional use application provided all comments in the Township Engineer's review letter dated July 19, 2018 are addressed. All in favor, motion approved.

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 from previous, additional information has now been included based on the County model ordinance for medical marijuana use. Following discussion of those sections and the overall review of the draft, a motion was made by Long, seconded by Regener, to forward the final draft of the text amendments related to the HC, NC and LI zoning districts and various other text changes to the Board of Supervisors for their consideration for possible formal review by the County and eventual adoption. All in favor, motion approved.

Adjournment

Motion by Imhoff, 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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