

Brecknock Township
Planning Commission Meeting
August 28, 2017 at the Township Building

Meeting was called to order by Chairman Harry Lehman at 7:01 p.m.

Pledge to the Flag.

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

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

Chairman Lehman asked for discussion on the minutes of the July 24, 2017 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Jim & Kathleen Depew – waiver request/SALDO

Ron Hershey, PLS of Hershey Surveying was present on behalf of the Depews, who reside at 5 Greens Way in Hawk Valley East development. The Depews would like to consolidate their two tax parcels (lots #21 & 22) into a single parcel. The existing house is located on lot #21 and lot #22 is vacant and sloped, which most likely would make it unusable as a building lot. Mr. Hershey is proposing to consolidate the two lots into one and record a new deed with the County. The Township SALDO requires submission of a lot consolidation for this type of project, however it has been noted that other municipalities permit this process to occur without a formal submission to the Township. Mr. Hershey provided a waiver request letter dated August 24, 2017 on behalf of the Depews to waive the plan submission requirement from the Township SALDO. After some discussion, the Planning Commission agreed that a waiver would be possible based on the circumstances of the proposal. On a motion by Martini, seconded by Imhoff, the Planning Commission recommended waiving the lot consolidation plan submission requirements under 98-21.A(2) & 98-27 for Jim & Kathleen Depew. All in favor, motion approved.

John R. Zimmerman Land Development – Preliminary/Final Plan

Scott Anderson, EIT, of Great Valley Consultants was present on behalf of the applicant, John Zimmerman, who was not present. Mr. Anderson explained the scope of the proposed project is a land development plan for two proposed turkey barns and associated improvements on the existing property located off of Reading Road in Bowmansville. The turkey barns would be considered an intensive agricultural operation which is permitted in the AG zoning district. The existing driveway accessing Reading Road would be utilized for access and expanded around the proposed barns. Since the initial submission, the applicant has been pursuing issuance of the PADOT HOP for the existing driveway, which has proposed improvements to address PADOT and Township comments. It is anticipated that the permit will be issued shortly. The stormwater management system has been designed to address the additional proposed impervious surfaces on the property, meet the Township regulations and has received NPDES permit approval. Other issues mentioned in the previous review letter have been addressed with this revised submission. Mr. Anderson noted receipt of the Township Engineer's review letter dated August 22, 2017 stating they will comply with the bulk of the comments with the exception of the waivers requested. Mr.

Reinert noted that the Planning Commission had briefly discussed the waivers back in March during the initial submission with no major objections. A waiver letter was provided by Mr. Anderson dated February 27, 2017. On a motion by Regener, seconded by Martini, the Planning Commission recommended approval of a waiver of Chapter 95-18.D(2) for road improvements along Route 625 and Pleasant Valley Road. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended waivers from Chapter 98, §98-19 for preliminary plan approval, §98-25.B(2)(e) for all features within 200 feet of the property, §98-37 for traffic study and §98-43.G for trails. All in favor, motion approved. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended conditional final plan approval provided the applicant addresses all remaining comments in the Technicon review letter dated August 22, 2017. All in favor, motion approved.

Zoning Text Discussion

Levi Hoover was not present for the meeting to continue the discussion of the proposed text amendments to the non-residential zoning districts in the Township. On a motion by Regener, seconded by Imhoff, the Planning Commission tabled further discussion until Mr. Hoover is available at next month's meeting. 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