

Brecknock Township
Planning Commission Meeting
September 25, 2017 at the Township Building

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

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Jim Regener and Chris Storms. Chairman Harry Lehman was absent.

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

Vice Chairman Martini asked for discussion on the minutes of the August 28, 2017 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved.

Roger Sauder (RJS Investments) & Hershey Surveying – Zoning/1399 Bowmansville Road

Ron Hershey, PLS of Hershey Surveying was present on behalf of Roger Sauder of RJS Investments, also present, to discuss their recent zoning hearing and letter from the Zoning Hearing Board Solicitor dated September 8, 2017. The letter memorialized the withdrawal of an application for a variance for an eight unit apartment complex proposed at 1399 Bowmansville Road in the Residential Low (RL) zoning district. Apartments are not permitted in the RL district, however the letter notes that they are permitted by conditional use in the Residential Medium (RM) zoning district and one avenue may be for the applicant to request rezoning of the property. The Board of Supervisors deferred the matter to the Planning Commission at their September meeting for discussion. Mr. Hershey noted that several of the surrounding properties currently contain non-conforming uses and the area south of Bowmansville Road in the vicinity of 1399 Bowmansville Road is noted for commercial use by the future land use map in the Comprehensive Plan. The Planning Commission discussed the pros and cons of rezoning this entire area from RL to RM, which would bring many of the properties into compliance with the requirements of the RM district and permit the proposal to proceed as a conditional use before the Supervisors. The consensus of the Planning Commission agreed that the future land use designation for commercial did not seem appropriate and decided rezoning to Residential Medium was more appropriate for this area. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended that the area highlighted by the redlined exhibit presented by Mr. Hershey be rezoned from Residential Low to Residential Medium based on the reasoning outlined during the discussion at the meeting. Mike Reinert indicated that the Board has expressed a desire to proceed in a similar fashion to the recent rezoning completed for the Highway Commercial and Light Industrial districts, including scheduling a public meeting to seek public comment and input.

Zoning Text Discussion

Levi Hoover was present to continue the discussion of the proposed text amendments to the non-residential zoning districts in the Township. Mr. Hoover provided some suggested language for adult oriented business and discussion occurred on various other uses such as communication towers, concrete manufacturing and processing facilities as well as possible consideration of new technology uses in the proposed amendment. It was suggested that

Mr. Hoover provide examples from other municipal ordinances and/or the Planning Commission research them online for the new technologies in order to make a decision on whether to include them. Further discussion will continue on this topic at future meetings.

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

TEI File: Municipal/Brecknock/4017-110 PC Meeting September 2017.doc