

Brecknock Township
Planning Commission Meeting
October 22, 2018 at the Township Building

Meeting was called to order by Chairman Gene Martini at 7:01 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.

Maple Ridge Subdivision - Waiver of Landscaping

Alvin Zook and Dave King were present on behalf of Dave Esh Builders to discuss a waiver request of landscaping required as part of the Maple Ridge Subdivision on Horning and Lauschtown Roads. Mr. Zook and Mr. King are in the process of addressing the remaining punchlist items in order to offer the public improvements within the development for dedication to the Township. One of the requirements is the remaining tree plantings in the subdivision with 80 total street trees being shown on the approved plan. The developer is requesting consideration to reduce the overall number in order to satisfy requests by the existing homeowners, some of whom have lived there for almost 10 years and have planted their own landscaping. Mr. Zook and Mr. King produced a plan showing existing trees that have been planted, along with the requests of the homeowners combined with their proposed tree plantings. Mike Reinert suggested highlighting of the original landscaping plan so that all agreed upon plantings would be depicted graphically for ease of inspection. After significant discussion between the Planning Commission and the developers, a compromise was met to satisfy the ordinance requirements and the desires of the homeowners. On a motion by Martini, seconded by Regener, the Planning Commission recommended approval of the landscaping waiver and will require the planting of 47 street trees within the Maple Ridge Subdivision as graphically depicted by highlighter on the original landscaping plan discussed at the October 22, 2018 meeting. All in favor, motion approved.

December Meeting Date Discussion

Mike Reinert noted that the meeting for December is scheduled for December 24, 2018. On a motion by Regener, seconded by Imhoff, the Planning Commission agreed to reschedule the December regular meeting to Thursday, December 20, 2018 at 7:00 PM at the Township building. All in favor, motion approved.

Chairman Martini asked for discussion on the minutes of the July 23, 2018 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Reading Road Rezoning Discussion

Ron Hershey of Hershey Surveying was not present. Mike Reinert explained that Mr. Hershey had been present at the October Board of Supervisors meeting to request consideration of possible rezoning of properties located at 1270-1286 Reading Road from RM – Residential Medium to NC – Neighborhood Commercial. During that meeting, the Supervisors had suggested consideration of additional properties to the north/east of these properties located south and west of the intersection of Olde School Lane and Mill Street as well. Finally further discussion presented a possible additional consideration of properties located on the west side of Reading Road to match the future land use map in the Comprehensive Plan. The general consensus was positive given the rezoning would be consistent with the Comprehensive Plan map. On a motion by Long, seconded by Imhoff, the Planning Commission requested that all land owners located within these areas should be notified and a public meeting held at the November Planning Commission meeting to hear feedback on this potential rezoning. All in favor, motion approved.

Proposed Zoning Text Amendments

Levi Hoover, Township Zoning Officer, was present to discuss the Lancaster County Planning Commission recommendations based on their review of the proposed text amendments previously discussed at various meetings. A suggestion was made by Mr. Long to consider short term rentals (AirBnB's) as part of this amendment or future amendments. Following discussion of the comments in the LCPC letter, a motion was made by Long, seconded by Imhoff, to implement the LCPC comments #2, 3, 4, 7 and 8 into the final version of the zoning amendment for potential adoption by the Township. 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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