

Brecknock Township
Planning Commission Meeting
November 27, 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 Gene Martini, Jim Regener, Dean Imhoff, and Chris Storms.

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

Chairman Lehman asked for discussion on the minutes of the October 23, 2017 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Martini, all in favor, motion approved.

Esbenshade's Greenhouses Subdivision – Final Plan

Peter Andrulis of Peter Andrulis & Associates was present to discuss this proposed minor subdivision. Mr. Andrulis indicated that Mr. Esbenshade desires to subdivide the existing house off of the remainder of the greenhouse 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. Mr. Andrulis has obtained zoning relief from the Zoning Hearing Board to create the subdivision. Mr. Reinert reviewed his letter dated November 9, 2017 and noted that the applicant has requested two waivers as indicated in a letter from the consultant dated November 16, 2017. The Planning Commission had some general questions about the waivers requested prior to making a recommendation. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended approval of the waiver requests for road widening and showing all existing features within 200 feet of the site as noted by the November 16, 2017 letter from Peter Andrulis. All in favor, motion approved. On a motion by Martini, seconded by Regener, the Planning Commission recommended conditional final plan approval provided the applicant addresses all items in the Technicon review letter dated November 9, 2017. All in favor, motion approved.

Summit Towers – stormwater waiver request

Kenneth Farrall of CMC Engineering was present along with Frank Marco from Summit Towers, LLC to discuss their waiver request dated November 6, 2017. Their request was to discuss a waiver from the Township Stormwater Management ordinance requirements for the currently approved stormwater design for their pad site on Stone Hill Road. This project was granted a waiver of land development, however the Township's stormwater management requirements resulted in the applicant designing an extensive stormwater management system for the site. The ordinance requires all existing gravel to be considered impervious surface and therefore required a full stormwater management plan since the site was undeveloped and of a commercial nature.

Mr. Farrall presented an analysis to the Planning Commission dated November 27, 2017 to support their request. Upon review of the information, Mr. Reinert noted that the total area of the stone driveway and compound area was less than 5,000 square feet, which is the threshold for a small projects application. In lieu of a waiver of the stormwater ordinance,

Mr. Reinert noted he would be comfortable allowing the applicant to pursue a re-design of the stormwater management for the project under the small projects application procedure given the analysis presented. Levi Hoover noted his concerns over a full waiver and agreed the small projects application is a reasonable alternative to address the stormwater from the project. On a motion by Martini, seconded by Storms, the Planning Commission recommended that the applicant could pursue a re-design of the stormwater management for the project under the small projects application procedure subject to review and approval by the Township Engineer. All in favor, motion approved.

Rezoning Discussion (RL to RM)

Mike Reinert provided an overview of the proposal for the Planning Commission and interested members of the public. Mr. Reinert noted that the original request for the rezoning was based on a letter from the Zoning Hearing Board Solicitor memorializing 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 noted 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 for discussion at their September meeting and it was concluded that rezoning of the properties in the vicinity of 1399 Bowmansville Road from RL to RM was appropriate and may also address some existing non-conforming issues in the area as well. It was reiterated that the consensus of the Planning Commission agreed that the future land use designation for commercial did not seem appropriate for this area and rezoning to Residential Medium was more appropriate. There were no further comments provided from the Planning Commission or public in attendance at the meeting. On a motion by Storms, seconded by Regener, the Planning Commission recommended that the matter be forwarded along to the Board of Supervisors to continue the formal process as required by Ordinance for rezoning of properties in the Township. All in favor, motion approved.

Zoning Text Discussion

Levi Hoover was present to continue the discussion of the proposed text amendments to the Township zoning ordinance. Mr. Hoover provided some example language from East Earl Township for repair of personal motor vehicles, alternative energy sources (wind assisted and solar energy facilities and fuel cells) and agri-tourism. Mr. Hoover reviewed the language with the group and requested further review and comment from the Planning Commission for more discussion at a future meeting. Further discussion will continue on this topic at future meetings.

Adjournment

Motion by Imhoff, seconded by Storms, all in favor, motion approved.

Respectfully submitted,

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

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