

Brecknock Township
Planning Commission Meeting
January 28, 2019 at the Township Building

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

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Jim Regener, Chris Storms and Jerry Long.

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

Mr. Martini requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Gene Martini as Chairman of the Planning Commission was made by Long, seconded by Imhoff, all in favor (Martini abstained), motion approved. Motion to nominate Dean Imhoff as Vice Chairman of the Planning Commission was made by Long, seconded by Regener, all in favor (Imhoff abstained), motion approved. The Planning Commission appointed Township Engineer Michael Reinert as to continue to serve as secretary of the Planning Commission for 2019 by unanimous vote.

Chairman Martini asked for discussion on the minutes of the December 20, 2018 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved.

318 Staver Road Lot Add On Plan – Final Plan

Ron Hershey of Hershey Surveying was present to discuss his proposed lot add on plan located on Staver Road. The purpose of the plan is to convey approximately 4,056 square feet of land from lands owned by Matthew & Laura Zamperini to a 16,232 square foot parcel owned by Randall L. Martin Builder. The lot add on will provide additional lands in order for Randall Martin to construct a new dwelling unit on this non-conforming lot and comply with variances granted by the Zoning Hearing Board to meet the condition imposed for rear lot setback. Mr. Hershey explained that the lot previously had a dwelling unit that was in poor condition and the redevelopment of the lot with new residential improvements would result in an overall improvement to the community. Mr. Hershey noted he was in receipt of the County Planning Commission letter of January 15, 2019 and the Technicon letter of January 17, 2019. He indicated he would comply with all comments and would request a partial waiver of 95-18.D(2) for shoulder improvements (ultimate right-of-way would be provided) and waiver of 98-27.C(3)(c) & 47 for monuments (iron pins would be set). On a motion by Long, seconded by Imhoff, the Planning Commission recommended approval of a partial waiver of 95-18.D(2) for shoulder improvements (ultimate right-of-way will be provided), waiver of 98-27.C(3)(c) & 47 for monuments (iron pins will be set) and conditional final plan approval provided all comments in the Technicon letter of January 17, 2019 are met. All in favor, motion approved.

Riparian Buffer Discussion

Mr. Reinert provided several examples of Riparian Corridor overlay regulations from other municipalities to discuss with the Planning Commission. During the review of the Lake in Wood project, the engineer had questions for the Township related to any restrictions or Township approvals necessary to cross the Riparian buffer required under the stormwater management ordinance. In review of the ordinances, it was verified that no other approvals were necessary beyond satisfying PADEP permitting requirements. Mr. Reinert wanted to make the Planning Commission aware that if they desired, they could begin the discussion of considering additional regulations within the zoning ordinance to limit certain development or improvements within the Riparian buffer. It was decided the Planning Commission would review the examples and the Zoning Officer would work with the Township Engineer on a proposed draft for future discussion. No further action was taken at this time.

Draft Kennel Ordinance

Levi Hoover provided a brief overview of the proposed kennel ordinance amendments that were submitted to the County Planning Commission for review and comment. Some additional items were included in the draft that was submitted, which were not specifically reviewed previously by the Township Planning Commission. Veterinary facilities were added as well as kennel language with a specification of Class I through IV kennels as referenced by PA Code as permitted by right in the AG, AG-2 and FR zoning districts. This use was also included as a conditional use in the HC district. The kennel language already included all previously discussed regulations for screening, setbacks, etc. There was also a provision included that if a kennel was more than a Class IV designation that it would also need to be approved by conditional use. The Planning Commission will await the comments from the County Planning Commission before making their formal recommendation to the Board of Supervisors, however they were satisfied with the explanations provided during this meeting. No further action was taken at this time.

Townhouse and Apartments - Zoning Text Discussion

Levi Hoover and Jerry Long provided explanations on the need to address zoning amendments to provide maximum density regulations for apartment uses in the RM zoning district as well as clarify maximum density for townhouses. There is also a desire to reduce the number of dwelling units in a townhouse dwelling from 10 to 6 in 110-39 in order to correspond to the definition of townhouse in the ordinance. Many of these issues were identified during the discussion last month for the Maple Ridge North apartment sketch proposal. After considerable discussion, a motion was made by Storms, seconded by Regener to recommend the Board of Supervisors consider amendments to the zoning ordinance for the following requirements:

1. Provide a maximum density of 10 dwelling units per gross acreage for townhouses in the RM zoning district.
2. Provide a maximum density of 8 dwelling units per gross acre for apartments in the RM zoning district.
3. Amend 110-39.D to reduce the number of dwelling units from 10 to 6 for a townhouse dwelling to coincide with the definition of townhouse in the zoning ordinance.

Motion approved by 4-1 vote (Imhoff no).

Adjournment

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

Respectfully submitted,

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

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