

Brecknock Township
Planning Commission Meeting
February 25, 2019 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.

Chairman Martini noted that the minutes from the January 28, 2019 meeting were not included in the meeting packet, therefore action on the minutes would be tabled until next month.

Lake in Wood Land Development – Preliminary/Final Plan

Kate Bond of Atwell, LLC was present on behalf of Sun Communities, who is the owner of the Lake in Woods campground located on Yellow Hill Road. The applicant is proposing an expansion of the existing campground by an additional 111 campsites on the western portion of the property. The proposed expansion will result in the construction of a new interior access drive network along with requiring an expansion of the existing sewage disposal and water supply systems. Mr. Reinert provided a brief overview of his review letter dated February 22, 2019 for the Planning Commission noting that the majority of the remaining issues involve obtaining outside agency approvals and receipt of additional supporting information. Ms. Bond provided copies of the wetland report, well reports and sealed stormwater management report at the meeting. She indicated that the majority of the comments are currently being addressed and progress has been made on items required by the PADEP. Ms. Bond mentioned that they would be able to address the comments noted in the review letter and are requesting one waiver for preliminary/final plan approval per their letter dated February 22, 2019. She also indicated that she would be seeking conditional plan approval in order to move forward with the remaining outside agencies. The Planning Commission had several questions for Ms. Bond regarding the campground itself and the various approvals needed. It was agreed that trails would not be required for the proposal and comment 7 under SALDO would not apply. On a motion by Long, seconded by Regener, the Planning Commission recommended approval of a waiver to 93-19 to allow the plan to proceed as a preliminary/final plan and recommended conditional approval of the plan based on the applicant satisfying the comments in the Township Engineer's review letter dated February 22, 2019. All in favor, motion approved.

Kennel Ordinance

Mr. Martini asked the Planning Commission for any comments related to the proposed kennel ordinance. Laura Proctor noted that the County Planning Commission had reviewed her letter at the meeting during the afternoon and accepted her comments as drafted. The Planning Commission reviewed the LCPC review letter comments, however made no changes to the proposal. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the proposed kennel ordinance amendment as drafted. All in favor, motion approved.

RJS Investments, LLC – 1399 Bowmansville Road – Preliminary/Final Plan

Ron Hershey, Hershey Surveying, Inc. was present along with Roger & Jeff Sauder of RJS Investments, LLC to discuss their apartment land development plan at 1399 Bowmansville Road in the Residential Medium (RM) zoning district. The proposal had previously received conditional use approval from the Board of Supervisors. Mr. Reinert provided the Planning Commission with an overview of the project along with his review letter dated February 18, 2019 as part of the discussion. Mr. Reinert noted the number of stormwater waivers being requested is related to the lack of suitable infiltration on the site as witnessed by the onlot testing and the owner's desire to limit disturbance to existing vegetation on the site. Mr. Hershey asked for some discussion on the landscaping comment #11 under the SALDO. Mr. Reinert produced some photographs of the existing conditions based on a site visit recently conducted to aid in the conversation. After discussion by the Planning Commission, it was decided that the landscaping shown on the plan as proposed was sufficient. Mr. Hershey indicated all other comments would be addressed and requested recommendations on the waivers and plan. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended approval of the waiver requests included in the Technicon letter of February 18, 2019 and the Harbor Engineering letter of January 25, 2019. All in favor, motion approved. On a motion by Long, seconded by Imhoff, the Planning Commission recommended conditional preliminary/final plan approval based on the applicant complying with the Township Engineer's review letter dated February 18, 2019. 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