

Brecknock Township
Planning Commission Meeting
March 25, 2019 at the Township Building

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

Chairman Martini noted that the minutes from the January 28, 2019 and February 25, 2019 meeting need to be approved this month. A motion was made by Imhoff, seconded by Regener to approve the January and February meeting minutes as presented. All in favor, motion approved.

A&A Enterprises Land Development – Preliminary/Final Plan

Todd Shoaf of Pioneer Management, LLC was present on behalf of Aaron and Audrey Hoover of A&A Enterprises to discuss their proposed land development plan off of Reading Road (SR 625). The applicant is proposing to relocate their excavating business onto this 8.7 acre parcel at 1529 Reading Road and continue to reside in the existing dwelling on the property. The applicant intends to construct two 11,460 square foot shop buildings with offices, a 9,600 square foot storage building and a 2,400 square foot storage shed. The Hoovers are also proposing parking and storage yard areas for the business. The site is currently served with onlot water supply and public sewer connection, however a holding tank is proposed to serve the commercial use. An NPDES permit is required from the PADEP and a PADOT HOP is required for the access drive onto Route 625, which are in process. The property is located in the Highway Commercial – HC zoning district. Mr. Shoaf provided an overview of the project for the Planning Commission and referenced the Township Engineer's review letter dated March 22, 2019 indicating a number of waivers are being requested. The adjacent property owners were also present who utilize the access driveway off of Route 625 for their residential properties. They had no objections to the proposal as presented.

Mr. Shoaf provided a review of the waiver requests individually and questions were posed by the Planning Commission. Some of the concerns related to the waivers involved safety concerns for emergency vehicles due to the proposed width of the driveway, providing additional screening along the eastern property line to buffer the proposed structures from the residential uses, maintenance by the owner of the 2:1 slopes and using a holding tank on a lot that is already connected to public sewer. Mr. Reinert explained that PADEP typically does not allow holding tanks on a property already in a public sewer district that is already being served. Mr. Shoaf noted that his initial waivers are included in his letter of February 21, 2019, however 3 additional waivers were requested after the review had occurred and were reflected in a letter dated March 25, 2019. After some additional questions and discussion the Planning Commission decided to make several recommendations to the Supervisors.

On a motion by Long, seconded by Regener, the Planning Commission recommended a conditional waiver of 98-48 to allow a holding tank to serve the commercial use provided the

applicant obtain approvals from both the Northern Lancaster County Authority (NLCA) and the PADEP. All in favor, motion approved. On a motion by Long, seconded by Imhoff, the Planning Commission recommended approval of all other waivers requested by the applicant provided additional screening is proposed along the eastern property boundary to extend south to the end of the proposed structure. All in favor, motion approved. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended conditional preliminary/final plan approval based on the applicant satisfying the comments in the Township Engineer's review letter dated March 22, 2019. All in favor, motion approved.

Shannan & Erika Messner Land Development/Lot Add On – Sketch Plan

Randy Miller of Timbertech Engineering was present along with the applicant, Shannan Messner, his father and their contractor Elvin Groff to discuss this proposed land development/lot add on plan located on Messner Lane. Mr. Messner proposes to construct a 60' x 104' shop building with parking and storage areas for his tree business on a 3.4 acre parcel. The applicant has received approval from the Township Zoning Hearing Board for the proposed use and intends to rebuild a dwelling on the tract as well. Approximately 2 acres will be purchased by Mr. Messner and joined onto the existing parcel. The applicant will be submitting land development plans in the near future and requested general feedback from the Planning Commission. Mr. Reinert noted that floodplain is shown on the plan and the applicant confirmed it was based on the FEMA mapping only at this time. Stormwater facilities are shown in this area and may require relocation. It was also confirmed that Messner Lane is a private lane. After general questions from the Planning Commission, the applicant indicated they would proceed with the project and submit formal plans in the near future. No further action was taken.

1341 Hilltop Road Lot Add On Plan – Final Plan

No one was present to discuss the plan. Mike Reinert provided an overview of the proposed lot add on plan and referenced his review letter dated March 8, 2019. The intent of this proposed lot add on plan is to convey three parcels of land from two separate properties to an existing 3.682 acre property (shown as lot #1) owned by Herman Blakley & Sharon Sensenig. Parcels A and C, consisting of 1.324 acres and 0.123 acres, respectively, will be subdivided from another existing lot (shown as lot #2) also owned by Blakley & Sensenig and joined with lot #1. Parcel B consists of 0.333 acres and will be subdivided from an existing lot (shown as lot #3) owned by the Schlouchs & Kristi Leppien, which will also be joined with lot #1. Following completion of the lot add on plan, lot #1 will contain 5.462 acres, lot #2 will have 2.260 acres and lot #3 will have 3.308 acres. Lots #1 & 2 are located in the Forest Recreational (FR) zoning district and contain existing residential improvements. Lot #3 is located in the Agricultural (AG) zoning district and is vacant. There are no proposed improvements or earth disturbances associated with this plan.

Mr. Reinert noted that two waivers are being requested for shoulder widening and monuments. The Planning Commission felt these were reasonable requests given the nature of the proposed plan. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the waiver requests from 95-18.D(2) and 98-27.C(3)(c) & 47 for shoulder widening and monuments. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended conditional

final plan approval based on the applicant addressing the Township Engineer's review letter dated March 8, 2019. All in favor, motion approved.

Townhouse and Apartments - Zoning Text Discussion

Jerry Long explained 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. The Planning Commission had previously discussed this issue in January and agreed to have the Solicitor prepare a proposed amendment for consideration. Laura Proctor noted that she issued a review letter from the County Planning Commission, however after further discussion with Mr. Long, she indicated those comments may be better suited for future consideration and not necessarily for the intent of this amendment. Mr. Long also noted that the LCPC review letter stated the amendment is consistent with the County and Joint regional comprehensive plans. After discussion, a motion was made by Storms, seconded by Regener to recommend the Board of Supervisors approve the proposed amendments to the zoning ordinance as drafted by the Solicitor. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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