

Brecknock Township  
Planning Commission Meeting  
April 22, 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 asked for discussion on the minutes from the March 25, 2019 meeting. A motion was made by Imhoff, seconded by Storms to approve the March 25, 2019 meeting minutes as presented. All in favor, motion approved.

Harvey Zimmerman Lot Add On – Final Plan

Jeff Bowlby, PLS of Trimble Surveyors, LLC was present on behalf of the applicant to discuss this lot add on plan located on Oaklyn Drive. The applicant is proposing to subdivide approximately 2 acres of land from an existing 45.6 acre tract owned by Jason & Donna Zimmerman. The 2 acres will then be added to an existing landlocked lot of record owned by Harvey Zimmerman. The two acres is what is permitted in a single year under Act 319 without penalty. Mr. Bowlby noted that the PA Turnpike bisects the existing tract which created the physical division of the tract. The review letter of April 17, 2019 was discussed and Mr. Bowlby noted that waivers would be requested from the road widening requirement under 95-18.D(2), showing all existing features under 98-27.C(2)(c), and providing iron pins in lieu of monuments as required by 98-27.C(3)(c) & 47. He indicated that all other issues in the review letter would be addressed in a revised plan submission. After discussion of the proposal, a motion was made by Long, seconded by Imhoff, to recommend approval of the waiver requests as presented. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional final plan approval of the lot add on provided the applicant addresses the comments in the Township Engineer's review letter dated April 17, 2019. All in favor, motion approved.

NLCA – Lateral Ordinance Proposal

Jerry Long explained that the Board of Supervisors had received a proposal for a sanitary sewer lateral ordinance that was prepared by the Northern Lancaster County Sewer Authority. This ordinance had been discussed about a year or so ago and is being revisited at this time due to the excessive inflow and infiltration (I&I) that has been experienced at the sewer plant over the past year or two. The Board of Supervisors is requesting the Planning Commission to review the document and prepare questions and comments to be presented to the Authority when they attend the regular PC meeting in May. At that point, further discussion will continue to see if this proposal should be considered for possible adoption in the Township. The Planning Commission had general comments about the ordinance including implementation concerns, cost and potential impacts to future home sales. It was agreed that the Authority should attend the May meeting to discuss the ordinance in greater detail. No further action was taken and the ordinance was tabled until the May meeting.

May PC meeting

Due to the May regular PC meeting date falling on Memorial Day, it was agreed to reschedule the May PC meeting to Wednesday, May 29, 2019 at 7:00 PM at the Township building.

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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