

Brecknock Township
Planning Commission Meeting
October 28, 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 August 26, 2019 meeting. A motion was made by Imhoff, seconded by Regener to approve the August 26, 2019 meeting minutes as presented. All in favor (Martini abstained), motion approved.

Maple Grove Development Corp./Beachy Annexation – Final Plan

Karen Krater of John Hoffert Surveying was present on behalf of the applicant to discuss this subdivision/lot add on plan located off of Yellow Hill Road. The applicant is proposing to subdivide an existing landlocked property of 72.187 acres into two lots. One lot would consist of the residue lands located entirely in Brecknock Township, Berks County, which would remain landlocked and undeveloped. The new lot of 23.007 acres is located in both Berks and Lancaster County and would be annexed onto an existing property owned by Kervin & Bonita Beachy. Their existing lot has frontage on Yellow Hill Road and is undeveloped. There are no proposed improvements or earth disturbances associated with this lot add on plan. Ms. Krater noted that they have received the comments from the Township Engineer in a letter dated October 17, 2019 and will comply with all comments. After some brief discussion about the proposal, a motion was made by Regener, seconded by Imhoff to recommend conditional final plan approval provided the applicant addresses all comments in the Technicon letter dated October 17, 2019 as well as receives approval from Brecknock Township, Berks County. All in favor, motion approved.

B&B Transportation Land Development – Preliminary/Final Plan

Mark Jones, P.E. of Hartech Engineering was present along with the applicant James Martin to discuss their land development proposal. The applicant is proposing a commercial truck repair facility for private use on his existing property located on Route 625 (Reading Road) and Trostle Lane, which is a private road. Mike Reinert noted this plan was previously submitted and reviewed by the Township Engineer, however this is a revised submission that is being reviewed by the Planning Commission for the first time. The review letter dated October 21, 2019 was discussed, specifically comment #1 under streets and sidewalks related to the width of Trostle Lane. The Planning Commission expressed concerns regarding the ability of vehicles to pass safely with the new proposed use, which were discussed at length with the applicant. It was agreed that additional widening of Trostle Lane was necessary to accommodate two way traffic from Route 625 to the new use as not to create a safety hazard for the existing residents. The Planning Commission discussed the waiver requests and agreed they could be granted provided the width issue was addressed. On a motion by Imhoff, seconded by Storms, the Planning Commission

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recommended approval of waivers from 93-14.B(2), 95-18.D(2), 98-19, 98-37, 98-43.G and 98-51. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended that Trostle Lane must be widened as necessary with an approved gravel surface to maintain a minimum cartway width of 20 feet from Route 625 along Trostle Lane to the eastern side of the proposed use's driveway entrance. All in favor, motion approved. On a motion by Storms, seconded by Regener, the Planning Commission recommended conditional preliminary/final plan approval provided the applicant complies with all comments in the Township Engineer's review letter dated October 21, 2019. All in favor, motion approved.

November/December meeting dates

The Planning Commission confirmed that the regularly scheduled meetings for November and December would be held as scheduled for those months on the 4th Monday. No further changes are necessary given this year's holiday calendar.

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

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