

Brecknock Township
Planning Commission Meeting
November 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 Jim Regener, Chris Storms and Jerry Long. Dean Imhoff was absent.

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

Chairman Martini asked for discussion on the minutes from the October 28, 2019 meeting. Motion was approved unanimously by roll call vote.

Northern Lancaster County Authority – Grant Application

Tina Ruble was present from Ebert Engineering and gave a short presentation to the Planning Commission. Ms. Ruble fielded questions related to the scope of the project to replace select segments of the sanitary sewer interceptor that are sagging and leaking. The Authority is pursuing a grant application and requires endorsement of the project from the Township Planning Commission as part of the process. Motion to provide endorsement of the project was approved unanimously by roll call vote.

481 Staver Road Lot Add On Plan – Final Plan

Ron Hershey was not available to attend the meeting, therefore Jeff Kerlin provided a brief overview of the lot add on plan. The project proposes to subdivide 1.314 acres off of the existing Rissler farm property of 63.9 acres, which has frontage on both Staver Road and Orchard Road. The 1.314 acres would then be joined with an existing 0.686 acre parcel located at 481 Staver Road to increase that property to 2 acres. Jeff Kerlin reviewed the Technicon review letter dated October 31, 2019. Motion was approved unanimously to recommend in favor of the two waiver requests and recommend Conditional Final Plan approval conditioned upon the applicant complying with the TEI review letter dated October 31, 2019.

Messner Tree Service Land Development/Lot Add On Plan – Preliminary Plan

The applicant's consultant Timbertech Engineering was present and gave a brief presentation of their plans. The proposal consists of a combination lot add on plan and land development. The applicant is proposing a new commercial building for the tree service business with associated driveways and parking off of Messner Lane, which is a private road. The applicant is also proposing a new single family dwelling and driveway. The applicant submitted a written extension of time of 90 days in a letter dated November 25, 2019. The Planning Commission accepted it and recommended granting time extension. The applicant then proceeded to go through a number of issues that will require approvals for waivers from the Planning Commission. There was substantial discussion about all of these waiver requests and are summarized herein.

Regarding the waiver for the access driveway on the northern portion of the property under Chapter 58, the Planning Commission was generally in favor of allowing the driveway off of Messner Lane to remain only 10 feet wide. Regarding the waiver for Chapter 95 for the widening of Messner Lane, the Planning Commission requested more information and written authorization from the applicable utilities (PPL and Blue Ridge Cable) prior to rendering an opinion on the extent of widening of Messner Road from Pleasant Valley Road to the northern boundary of the subject tract. They would like the applicant to explore the co-location of the electrical service with the cable/phone service on the western side of driveway. The Planning Commission appeared agreeable to the possibility of widened pull of areas if the colocation was not feasible. The PC was favorable towards waiving the widening of Pleasant Valley Road in consideration of the offer of the ultimate right of way. The Planning Commission expressed general support for waiving the trail and monument requirement in favor of iron pins. Mr. Martini expressed concerns about not providing a hitching post related to 98-44.B and the applicant indicated they would provide it on the revised plan.

No further action was taken on the plan. The applicant's consultant intends on meeting with the Township Engineer to discuss the latest review letter prior to resubmission.

Mike & Corina Stubbs – Request for Campground Ordinance Changes

Mike and Corina Stubbs were present to represent the proposed campground amendments to the Planning Commission as suggested by the Board of Supervisors. They expressed their concerns about the expansion of the campground campsites and their proximity to their property lines with little screening or setback requirements in the current ordinance. The Planning Commission thanked them for their input and would be looking into this issue in more detail in the future.

Adjournment

Meeting was adjourned by unanimous vote at 9:45 PM.

Respectfully submitted,

Jeff Kerlin
Technicon Enterprises, Inc., II
Township Engineer