

Brecknock Township  
Planning Commission Meeting  
December 20, 2018 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 and Jerry Long. Chris Storms was absent.

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

Chairman Martini asked for discussion on the minutes of the November 26, 2018 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Lake in Woods Land Development

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 114 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. Ms. Bond explained that the demand for the additional campgrounds was realized over the past few years and will also provide additional amenities in the form of a new comfort station including laundry, restrooms and shower facilities. Ms. Bond indicated that the majority of the preliminary tests are either scheduled or underway, including meeting with the PADEP among other specialty consultants to address the comments identified in the Township Engineer's letter dated December 17, 2018. Ms. Bond mentioned that they would be able to address the comments noted in the review letter and provide revised plans to the Township upon completion of the testing and studies mentioned. The Planning Commission had several questions for Ms. Bond regarding the campground itself, how it operates, the proposed expansion and its impact on the nature features of the site, access, circulation and parking demands. A representative of the Bakker family was present in the audience to support with answers to the Planning Commission's questions. After additional discussion, Ms. Bond indicated she would be looking to respond to the review letter and submit revised plans for future review. No further action was taken on the plan.

Maple Ridge North Apartments Sketch Plan

Stephen Bensinger of Stackhouse Bensinger Inc. was present on behalf of Jake King of Ja-Lyn Developers, who was also present. Mr. Bensinger had submitted a sketch plan for review with the Planning Commission for a four unit apartment building on an adjacent property located directly south of lot #50 of the Maple Ridge North development located off of Lauschtown Road. The existing lot is owned by the Reams and is improved with an existing single family dwelling with access off of Lauschtown Road. The proposal is to annex this lot with lot #50, maintain the existing dwelling unit and propose the four new apartment units with access off of the new interior street serving the Maple Ridge North development (Redstone Drive). Mr. Reinert provided a review letter dated December 3,

2018, which noted zoning comments in addition to major ordinance issues for the applicant's consideration. The applicant acknowledged that a conditional use hearing is required for the proposed apartment units as part of the overall review and approval procedure. It was also noted that a water study is required prior to the conditional use approval. Mr. Bensinger also noted he would like an interpretation from the Zoning Officer related to setbacks as a result of needing to move the apartments slightly to avoid an interior distance issue as mentioned in the review letter. After further discussion and comments from the Planning Commission, Mr. Bensinger agreed he would be moving forward with the land development and conditional use application process for the project. No further action was taken on this plan.

### Kennel Discussion

Levi Hoover, Township zoning officer was present to discuss a proposal to update and revise the kennel regulations in the Township to consider the use as permitted by right in certain zoning districts. Currently kennel uses in the Township require approval by special exception from the Zoning Hearing Board, however Mr. Hoover noted several adjacent municipalities allow it as a use by right with certain conditions being met with the permit. Mr. Reinert shared his experiences in Honey Brook Township for the Planning Commission, where that municipality witnessed over a dozen conditional use hearings over the past couple of years. Recently, Honey Brook amended their ordinance to allow kennels as a use by right. Mr. Hoover produced a proposed zoning amendment for review and discussion by the Planning Commission. After significant discussion, it was agreed that the use should be allowed by right only in the AG, AG-2, and FR zoning districts (no HC). In addition, the additional setbacks noted in the draft were acceptable, however screening was desired for the buildings and run areas to reduce noise potential. On a motion by Long, seconded by Imhoff, the Planning Commission recommended amending the kennel uses to be permitted by right in the AG, AG-2 and FR zoning districts provided the criteria discussed at the meeting are introduced into the final version of the zoning amendment. The Planning Commission suggested that the matter be referred to the Board of Supervisors and County Planning Commission for review. All in favor, motion approved.

### Adjournment

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

Respectfully submitted,

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