

Brecknock Township
Planning Commission Meeting
December 23, 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 November 25, 2019 meeting. A motion was made by Long, seconded by Storms to approve the November 25, 2019 meeting minutes as presented. All in favor, motion approved.

JTK Investments, LLC – 1507 Dry Tavern Road Land Development – Preliminary/Final Plan

John Fuehrer, PLS of Fuehrer Associates LTD was present along with the applicant Jared Koch of JTK Investments, LLC to discuss their land development proposal. The applicant is proposing to construct a 2,944 square foot building for a power washing business with associated parking and driveway access off of Dry Tavern Road. The applicant had previously received a waiver of land development to construct a shed and parking area on the property, which was previously developed with a single family dwelling and associated residential improvements. Mr. Fuehrer noted that they were in receipt of the Township Engineer's review letter dated December 16, 2019. Veronica Dube has provided a waiver request and response letters dated December 22, 2019. Mike Reinert noted that he had discussed the plan with Ms. Dube the previous week since she was unable to attend the meeting this evening. The review letter was discussed and feedback provided by the Planning Commission as necessary. It was agreed that no trails or trail easements would be required for this proposal and the existing vegetation on the property was adequate to meet the intent of the ordinance requirements. Mr. Martini requested installation of a hitching post for horse and buggy traffic to the property, which the applicant agreed to provide. The waiver request letter from the applicant was discussed and there were no objections from the Planning Commission regarding the requests. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of waivers from 58-2.D(3), 95-18.D(2), 98-19, and 98-47. All in favor, motion approved. On a motion by Imhoff, 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 December 16, 2019. All in favor, motion approved.

James Zimmerman Land Development – Preliminary/Final Plan

James Zimmerman was present as the applicant along with his son to discuss their land development proposal of a dairy facility in the AG district along Leid Road. The applicant owns the existing farm and is proposing to construct a new 12,480 square foot dairy barn, a parlor holding area of 3,024 square feet, a manure storage structure, feed room and gravel parking/loading area. Stormwater management is also proposed to address the additional runoff being generated with the new buildings and gravel area. An NPDES permit is required from the PADEP due to the area of disturbance exceeding one acre. Mr.

Zimmerman's consultant was not able to attend the meeting this evening. Mr. Reinert reviewed his letter dated December 18, 2019 indicating the focus of the review pertained to stormwater management compliance. The applicant's consultant provided a waiver letter dated November 27, 2019 and Mr. Reinert noted he had no objections to any of the requests. The review letter was discussed and feedback provided by the Planning Commission as necessary. It was agreed that no trails or trail easements would be required for this proposal. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended approval of waivers from 93-14.A(7)(b), 95-18.D(2), 98-19, and 98-47. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended conditional preliminary/final plan approval provided the applicant complies with all comments in the Township Engineer's review letter dated December 18, 2019. All in favor, motion approved.

Solar Farm Discussion

Jerry Long and Levi Hoover provided some background on a recent inquiry received by the Township about considering construction of a solar farm in the agricultural area of Brecknock. It was explained that since solar farms are not specifically mentioned in the zoning ordinance, a special exception could be pursued with no other design standards through the Zoning Hearing Board. Levi Hoover provided a list of municipalities in the area that already have regulations pertaining to this type of use. It was decided that the Planning Commission would review the information provided and discuss the issue further at next month's meeting with possible consideration of a future zoning amendment.

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