

Brecknock Township  
Planning Commission Meeting  
June 22, 2020 at the Township building

Meeting was called to order by Chairman Gene Martini at 7:01 p.m.

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 of the May 26, 2020 meeting. Motion to approve the minutes as presented by Storms, seconded by Regener, all in favor, motion approved.

1435 Dry Tavern Road Leon Ray Martin Excavating Land Development – Preliminary/Final Plan

Amanda Groff of Harbor Engineering was present along with the applicant, Delbert Martin from Leon Ray Martin Excavating to discuss their proposed land development along Dry Tavern Road. The project consists of a proposed 10,030 square foot addition onto their existing maintenance building and office where the current excavating business exists. The property is located in the LI – Light Industrial zoning district. The building addition will be located on existing impervious surface and drain into the existing stormwater management basin located to the rear of the property. A second driveway access is proposed along Route 897, which will require a PADOT HOP and a small stormwater management facility for infiltration to handle the increase in impervious coverage. Ms. Groff indicated that there are a few waivers requested from certain requirements of the ordinance and requested input from the Planning Commission on a few other comments in the Township Engineer's review letter of June 18, 2020. Mr. Reinert suggested the Planning Commission go over the review letter and address certain specific areas for the applicant. Regarding the traffic impact, the anticipated number of trips to and from the site is less than 50, therefore there is no requirement for a traffic study. The Planning Commission felt that no trail or trail easement was necessary due to the location and use of the property. They also felt that no bicycle parking is needed, however requested a hitching post for horse & buggy use. A lighting plan should be provided for any proposed lighting of the structure or the property in accordance with the zoning comments. Related to landscaping, Mr. Imhoff suggested that replacement trees are proposed to replace any trees removed as part of the land development plan, which was agreed to by the applicant.

The applicant's consultant provided a waiver letter dated May 26, 2020 and Mr. Reinert noted he had no objections to any of the requests. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended approval of the requested waivers as provided in the May 26, 2020 letter from Harbor Engineering stormwater pipe diameter size, shoulder/cartway widening along Dry Tavern Road, moving directly to final plan, and providing existing features along tract boundary and on adjacent properties. All in favor, motion approved. On a motion by Martini, seconded by Imhoff, the Planning Commission recommended conditional preliminary/final plan approval provided the applicant complies with all comments in the Township Engineer's review letter dated June 18, 2020. All in favor, motion approved.

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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