

Brecknock Township  
Planning Commission Meeting  
September 28, 2020 at the Township building

Meeting was called to order by Chairman Gene Martini at 7:00 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 July 27, 2020 meeting. Motion to approve the minutes as presented by Storms, seconded by Regener, all in favor, motion approved.

Ader – 1289 Reading Road Subdivision- Final Plan

Ron Hershey of Hershey Surveying was present to discuss the proposed minor subdivision plan. Mr. Hershey provided a brief overview of the plan. The intent of this proposal is the subdivision of a 2.476 acre lot owned by Richard & Patricia Ader into two new lots consisting of 1.208 acres (lot #2) and 1.268 acres (lot #3). In addition, portions of a second property (lot #1) consisting of 6.13 acres and owned by William & Patricia Gray will be subdivided into two parcels (A&B) and joined with lots #2 & #3. Parcel A will consist of approximately 0.02 acres and be joined with lot #2 and approximately 0.09 acres will be joined with lot #3. The proposed lots all have frontage on Reading Road and located in the NC - Neighborhood Commercial zoning district. Lots #1 & #2 contain existing dwelling units and associated improvements and there are no proposed improvements or earth disturbances associated with those lots. Both lots are served with public sewer and onlot water supply. Lot #3 contains an existing pole barn and bank barn and shows a "proposed future dwelling and driveway" onto Reading Road. Mr. Hershey indicated he received the Township Engineer's review letter dated September 25, 2020 and is requesting four waivers for driveway separation from property line, road widening improvements, utilizing the minor rural plan procedure in the NC zoning district and placement of monuments. A deferral of stormwater management is also requested for lot #3 until application of a building permit. All other issues in the letter would be addressed. Mr. Reinert noted that the waivers and deferral are reasonable given the scope of the project proposed. After some discussion by the Planning Commission, a motion was made by Imhoff, seconded by Storms to recommend approval of the waivers for driveway separation in Chapter 58-2.D, road widening/improvements in Chapter 95-18.D(2), utilizing minor rural plan procedure in Chapter 98-22.B and placement of monuments in Chapter 98-28.B(3)(i) & 47. All in favor, motion approved. On a motion by Regener, seconded by Martini, a deferral was recommended for approval to provide stormwater management for lot #3 until building permit application. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated September 25, 2020. All in favor, motion approved.

Adjournment

Motion to adjourn at 7:27 PM by Martini, seconded by Imhoff, all in favor, motion approved.

Respectfully submitted,

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

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