

Brecknock Township
Planning Commission Meeting
May 27, 2025 at the Township Building

Meeting was called to order by Chairman Dean Imhoff at 7:00 p.m.

Planning Commission members present were Chris Storms, Chris Witwer, Casey Ogg, and Matt Ross.

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

Chairman Imhoff asked for discussion on the minutes of the March 25, 2025 meeting. Motion to approve the minutes as presented by Storms, seconded by Witwer, all in favor, motion approved.

Syncarpha Solar Farm – Preliminary/Final Land Development

Carter McCann, Ted Austin, and Steve Cohn were present on behalf of the applicant from JHA Companies along with Jack Boorse, property owner on Silver Hill Road to discuss their proposal for a solar farm on the subject tract. The subject property of 71.6 acres is located on Silver Hill Road and adjacent to the PA Turnpike. There is an existing access driveway that will be used and expanded as part of the overall project off of Silver Hill Road. The proposal will not require any sewer or water usage. The subject property is bisected by two zoning districts, the AG-2 – Agricultural and FR – Forest Recreational and the proposal is shown within both districts. The applicant indicated that they have obtained special exception approval for the solar farm use in the AG-2 district and a variance for the portion in the FR district as it is not permitted within that district. The project had also been discussed at the last regular meeting of the Planning Commission. Mr. Reinert indicated that the applicant has submitted this revised plan to address those comments from the last meeting and referenced his review letter dated May 12, 2025.

Similar to the last meeting, the applicant is seeking 3 waivers from the requirements of Chapter 58 for the driveway access to the project. Those included waivers from the driveway requirements of full paving (20' was requested at the access point onto Silver Hill Road), width (Township Engineer and PC suggested pullover spaces which have now been provided), and grade along with road improvements along the frontage of Silver Hill Road. An additional waiver is being requested from Chapter 95 for road widening along Silver Hill Road (ultimate right-of-way was offered to the Township under a previous subdivision plan). The other 3 waivers under Chapter 98 SALDO were discussed and minor in nature. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended approval of the 3 waivers under Chapter 58, one waiver under Chapter 95 and 3 waivers under Chapter 98 as referenced in the Township Engineer's review letter dated May 12, 2025. All in favor, motion approved. On a motion by Imhoff, seconded by Ross, the Planning Commission recommended approval of the plan provided the applicant addresses all comments in the Township Engineer review letter dated May 12, 2025. All in favor, motion approved.

Zoning Text Amendment Discussion

Mike Reinert reviewed the memo from the Township Zoning Officer Levi Hoover dated May 14, 2025. The Planning Commission was requested to review the requirement for maximum impervious coverage in the Residential Low zoning district. The Township has seen a number of zoning applications for relief of the requirement within the Hawk Valley development and Levi suggested increasing the value to be similar to the RM zoning district (35%). Mike Reinert reviewed the various pros and cons with the proposal with the Planning Commission and discussion was held. On a motion by Storms, seconded by Ross, the Planning Commission recommended increasing the impervious coverage limit from 25% to 35% in accordance with the recommendation from the Township Zoning Officer. All in favor, motion approved.

Adjournment

Motion by Storms, seconded by Ross, all in favor, motion approved.

Respectfully submitted,

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

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