

Brecknock Township
Planning Commission Meeting
June 24, 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 May 27, 2025 meeting. Motion to approve the minutes as presented by Storms, seconded by Witwer, all in favor, motion approved.

1012 Oaklyn Drive Minor Subdivision – Final Plan

Ron Hershey, Hershey Surveying, was present on behalf of the applicant John & Nancy Zimmerman to discuss their proposal for a subdivision on Oaklyn Drive. The intent of this proposed plan is to subdivide a 3.529 acre parcel (lot #2) off of an existing 33.5 acre tract owned by John & Nancy Zimmerman. The applicant has received zoning approval in order to transfer the right of subdivision from another tract also owned by the Zimmermans to create lot #2. The existing lots are located in the AG – Agricultural zoning district and are both currently developed. There are no proposed improvements or earth disturbances associated with this plan. It should be noted that the submission was reviewed as a minor rural plan. Mr. Hershey has been in receipt of the Township Engineer's review letter dated June 9, 2025 and has prepared revised plans to address the comments with the exception of two waiver requests, one for road widening along Oaklyn Drive and the other placement of monuments (iron pins proposed). The Planning Commission agreed with the waivers being minor in nature compared to the proposal before them for review.

On a motion by Imhoff, seconded by Storms, the Planning Commission recommended approval of the 2 waivers under Chapter 95 and Chapter 98 as referenced in the Township Engineer's review letter dated June 9, 2025. All in favor, motion approved. On a motion by Storms, seconded by Ogg, the Planning Commission recommended approval of the plan provided the applicant addresses all comments in the Township Engineer review letter dated June 9, 2025. All in favor, motion approved.

Zoning Text Amendment – Draft Ordinance

Mike Reinert reviewed the draft ordinance amendment prepared by the Township Solicitor based on the discussion from last month's meeting. The Planning Commission was requested to review the requirement for maximum impervious coverage in the Residential Low (RL) zoning district. The Township has seen a number of zoning applications for relief of the requirement within the Hawk Valley development and the Township Zoning Officer had suggested increasing the value to be similar to the RM zoning district (35%). On a motion by Storms, seconded by Ross, the Planning Commission recommended approval of the draft ordinance amendment increasing the impervious coverage limit from 25% to 35% in the RL zoning district. 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

TEI File: Municipal/Brecknock/4017-110 PC Meeting June 2025.doc