

Brecknock Township
Planning Commission Meeting
January 27, 2020 at the Township Building

Meeting was called to order by temporary Chairman Gene Martini at 7:00 p.m. Mr. Martini turned the meeting over to the temporary Vice Chairman Dean Imhoff for the evening's business.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Jim Regener, and Jerry Long. Chris Storms was absent.

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

Mr. Imhoff requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Gene Martini as Chairman of the Planning Commission was made by Imhoff, seconded by Regener, all in favor (Martini abstained), motion approved. Motion to nominate Dean Imhoff as Vice Chairman of the Planning Commission was made by Regener, seconded by Long, all in favor (Imhoff abstained), motion approved. The Planning Commission appointed Township Engineer Michael Reinert to continue to serve as secretary of the Planning Commission for 2020 by unanimous vote.

Vice Chairman Imhoff asked for discussion on the minutes of the December 23, 2019 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved.

Jason Ringler Poultry Operation Land Development – Preliminary/Final Plan

Jason Ringler and Laverne Brubacher were present as the applicant and excavator, respectively for the project. The project consists of a proposed poultry barn for an intensive agricultural operation in the AG district along Laurel Road. The applicant owns the existing farm and is proposing to construct a new 7,560 square foot structure, feed bin pad and driveway access. Stormwater management is also proposed to address the additional runoff being generated with the new buildings and gravel area. Mr. Ringler's consultant was not able to attend the meeting this evening. Mr. Reinert reviewed his letter dated January 6, 2020 indicating the focus of the review pertained to stormwater management compliance. The applicant's consultant provided a waiver letter dated January 27, 2020 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 Regener, seconded by Martini, the Planning Commission recommended approval of the requested waivers as provided in the January 27, 2020 from Red Barn for swale slope/design, moving 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 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 January 6, 2020. All in favor, motion approved.

Nathan Brubaker rezoning petition

Mr. Reinert explained that the Board of Supervisors, at their last meeting, had received a rezoning petition from Nathan Brubaker requesting rezoning of his property along Panorama Drive from Agricultural to Highway Commercial. The Supervisors had suggested that Mr. Brubaker approach the Planning Commission first to receive input on his application before moving forward with the legal processing required for the public hearing. Mr. Brubaker was present to discuss his application in detail with the Planning Commission and provided explanations for the future use of the 2.4 acre property for a proposed office/construction business local to the area. The business currently has around 20 employees and the new building would store building materials and supplies for the business. Employees would meet at the location in the morning and proceed to offsite job locations; returning in the evening. The Planning Commission discussed the pros and cons of the proposal and the process when the previous rezoning of several properties in this area was accomplished in 2017. Laura Proctor, LCPC, was also present and provided some general feedback from the County's perspective noting that the property being considered was not prime agricultural land. After consideration of the information provided and further discussion, a motion was made by Martini, seconded by Regener, to recommend the applicant proceed with his rezoning petition as presented. All in favor, motion approved.

Solar Farm Discussion

As discussed at last month's meeting, the Township had received an inquiry 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 had previously provided a list of municipalities in the area that already have regulations pertaining to this type of use. The Planning Commission reviewed the list and provided feedback at this meeting. Jerry Long suggested that the use could be permitted in the Highway Commercial and Light Industrial areas with some additional parameters. Mike Reinert noted that those zoning districts were ideal and cited the Honey Brook Township ordinance as a possible template to be used for a draft ordinance for Brecknock. On a motion by Martini, seconded by Regener, the Planning Commission recommended the Township Zoning Officer prepare a draft ordinance for consideration at a future meeting based on the content of this discussion. All in favor, motion approved.

Adjournment

Motion by Martini, seconded by Regener, all in favor, motion approved.

Respectfully submitted,

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