

Brecknock Township
Planning Commission Meeting
April 27, 2020 via virtual Zoom meeting

Meeting was called to order by Chairman Gene Martini at 7:05 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 January 27, 2020 meeting. Motion to approve the minutes as presented by Storms, seconded by Regener, all in favor, motion approved.

Messner Tree Service Land Development/Lot Add On Plan – Preliminary Plan

Jonathan Nicholoff of Timbertech Engineering was present and gave a brief presentation of their plans. The proposal consists of a combination lot add on plan and land development. The applicant is proposing a new commercial building for the tree service business with associated driveways and parking off of Messner Lane, which is a private road. The applicant is also proposing a new single family dwelling and driveway. The Technicon review letter dated April 6, 2020 was reviewed along with the waiver requests for a number of items. The applicant is proposing a partial widening of Messner Lane from the intersection of Pleasant Valley Road to the proposed residential driveway to ensure truck traffic does not backup onto Pleasant Valley Road due to the width of Messner Lane. The proposed northern access driveway was also discussed and the Planning Commission was generally in favor of allowing the driveway off of Messner Lane to remain as proposed. After additional conversation about the project, the Planning Commission decided to make recommendations on the waivers and plan itself. On a motion by Long, seconded by Storms, the Planning Commission recommended waivers from 58-2.D(4) for the northern access driveway, 95-18.B for the partial widening of Messner Lane as shown on the plan, 95-18.D(2) for widening of Pleasant Valley Road, 98-25.B(2) for existing features, 98-43.G for trails, 98-47 for monuments and 98-51 for landscaping. All in favor, motion approved. On a motion by Regener, seconded by Imhoff, the Planning Commission recommended conditional preliminary plan approval provided the applicant addresses all comments in the Technicon review letter dated April 6, 2020. All in favor, motion approved.

Millstone Village Phase 2 – Final Plan request

David Mease, P.E., was present from Diehm & Sons on behalf of Martin Brothers Builders with a written request dated March 30, 2020. The request is essentially to utilize a revised grading plan for lots #2-9 that would allow the construction of basements in the dwellings of those lots while adhering to the current floodplain regulations which allow the lowest floor to be elevated up to, or above, the regulatory flood elevation. Mr. Mease further indicated that a waiver would be necessary from the driveway ordinance, 58-2.D(1) for the slope of the driveways on lots #6 & 7 as a result of utilizing basements. The driveway slope on these lots would propose a grade of 12.5% with no leveling area as required by the Ordinance. Discussion with the Planning Commission took place with the pros and cons of the request being analyzed. The use of sump pumps was discussed and encouraged by the builder.

After further discussion, a motion was made by Regener, seconded by Storms to approve the driveway waiver for lots #6 & 7 as requested. 4 in favor with 1 opposed (Imhoff), motion approved. A motion was made by Storms, seconded by Martini, for utilizing the revised grading plan for lots #2-9 allowing basements to be installed based on the current Township floodplain ordinance regulations. 4 in favor with 1 opposed (Imhoff), motion approved.

1423 Reading Road Lot Add On – Final Plan

Ron Hershey, PLS of Hershey Surveying, Inc. was present on behalf of the applicant to discuss this lot add on plan located on Reading Road. The applicant is proposing to subdivide approximately .071 acres of land (Parcel A) from an existing lot owned by Earl & Helen Gehman and consisting of 2.074 acres. The existing undeveloped lot has frontage on both Reading Road and Bowmansville Road. Parcel A would then be joined with another lot owned by the Gehmans, which would increase the size of this property to 0.859 acres. The purpose of the lot add on is to obtain additional lands for the future construction of a garage. The review letter of February 21, 2020 was discussed and Mr. Hershey noted that waivers would be requested from the road widening requirement under 95-18.D(2) and providing iron pins in lieu of monuments as required by 98-27.C(3)(c) & 47. He indicated that all other issues in the review letter would be addressed in a revised plan submission. After discussion of the proposal, a motion was made by Imhoff, seconded by Regener, to recommend approval of the waiver requests as presented. All in favor, motion approved. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended conditional final plan approval of the lot add on plan provided the applicant addresses the comments in the Township Engineer's review letter dated February 21, 2020. All in favor, motion approved.

Ervin & Sarah Fox Land Development – Preliminary/Final Plan

Mark Jones, P.E. of Hartech Engineering was present to discuss this land development plan on an existing property on Steffy Road. The proposal consists of a proposed chicken barn for intensive agricultural use for egg raising. The project includes the construction of a 19,320 square foot chicken barn, associated gravel access driveway and stormwater management. Mr. Jones explained that the scope of the project is similar to the one presented by Alan Love last year, however the disturbance area has increased to the point requiring an NPDES permit. Mike Reinert reviewed his letter dated February 27, 2020 noting that waivers are being requested from a few sections of the ordinance. After additional conversation about the project, the Planning Commission decided to make recommendations on the waivers and plan itself. On a motion by Storms, seconded by Regener, the Planning Commission recommended waivers from 93-14.C(1)(d) for the slope of swale S-1A, 95-18.D(2) for widening of Steffy Road, 98-19 to allow preliminary/final plan review, 98-26.B(2)(d) for showing all existing features, 98-43.G for trails, 98-44.B for non-motorized vehicle parking, and 98-47 for monuments. All in favor, motion approved. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended conditional preliminary/final plan approval provided the applicant addresses all comments in the Technicon review letter dated February 27, 2020. All in favor, motion approved.

May meeting date

The Planning Commission decided to move the May regular meeting from May 25 (Memorial Day) to Tuesday, May 26th at 7:00 PM. The location of the meeting would be confirmed at a later time and may consist of another virtual meeting depending on current COVID-19 conditions.

Adjournment

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

Respectfully submitted,

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

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