

Brecknock Township
Planning Commission Meeting
May 26, 2020 via virtual Zoom meeting

Meeting was called to order by Chairman Gene Martini at 7:11 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 April 27, 2020 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Reuben & Annie Zook Rezoning Petition

Mike Reinert explained that the Zook's had submitted a petition to the Township with a request to rezone their property located on Boulder Hill Road from Residential Low to Agricultural back in February 2020. The Board of Supervisors received the petition for discussion at their March meeting and authorized the Solicitor to prepare a draft ordinance for the rezoning request as well as sending it to the County Planning Commission for review and comment. The LCPC review letter was received in April 2020 and the Planning Commission discussed its content, noting a recommendation of approval with modifications pertaining to the village growth areas in the Comprehensive & Official Plan. The PC discussed the pros and cons of the rezoning request and expressed some concerns with the future use of the property and whether there would be actual agricultural farming being conducted. It was noted that any future uses would need to comply with the requirements of the applicable zoning district or receive relief from the Zoning Hearing Board. On a motion by Regener, seconded by Storms, the Planning Commission recommended approval of the rezoning petition from Residential Low to Agricultural for the property located at 161 Boulder Hill Road as recommended by the County Planning Commission. Three in favor, one opposed (Imhoff) and one abstained (Long), motion approved.

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

Mike Reinert provided a brief overview of the discussion of this plan at last month's meeting and indicated the Board of Supervisors had approved the waivers and conditional preliminary plan approval as recommended by the Planning Commission at their May regular meeting. Mr. Reinert referenced his review letter of May 18, 2020 and noted that many of the items are issues related to the outside agency approvals with the NPDES permit as well as other standard final plan items. Jonathan Nicholoff of Timbertech Engineering was present and stated he was in agreement with the comments in the review letter. Mr. Reinert also noted the County Planning Commission had completed their review and had minor comments, which would be incorporated into the final revised plan. The Planning Commission had limited input and agreed to move the plan forward. On a motion by Martini, seconded by Storms, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Technicon review letter dated May 18, 2020. All in favor, motion approved.

423 Long Lane Tract – Sewage Facilities Planning Module

Mike Reinert explained that Wilmer Leid has an existing tract on Long Lane that is currently agricultural with existing greenhouses and driveway access. He is proposing to construct a small packaging facility for agricultural purposes along with a new dwelling on the property. Mr. Reinert noted he has reviewed the stormwater management plan for the project and the applicant is in need of an NPDES permit along with sewage planning approval from the PADEP. One of the portions of the planning module packet is a Component 4A, which is reviewed by the Township Engineer on behalf of the Township Planning Commission to ensure consistency with the Comprehensive Plan and local ordinances. A motion was made by Storms, seconded by Imhoff, to authorize Carol Martin to sign the Component 4A for the 423 Long Lane Tract project. All in favor, motion approved.

Adjournment

Motion by Imhoff, seconded by Regener, 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 May 2020.doc