

Brecknock Township
Planning Commission Meeting
October 26, 2020 at the Township building

Meeting was called to order by Chairman Gene Martini at 7:01 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 via Zoom.

Chairman Martini asked for discussion on the minutes of the September 28, 2020 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved.

James S. & Mary Ann Zimmerman – 411 Black Creek Road Lot Add On - Final Plan

Ron Hershey of Hershey Surveying was present to discuss the proposed lot add on plan. Mr. Hershey provided a brief overview of the plan. The intent of this proposal is to subdivide 18.994 acres (Parcel A) off of an existing 57 acre (+/-) tract owned by James & Mary Ann Zimmerman. The remaining lands on the north side of Black Creek Road (lot #2) would consist of 38 acres (+/-). Parcel A would then be joined with an adjacent lot consisting of 11.486 acres also owned by the Zimmermans, which would increase the size of this property to 30.48 acres (resultant lot #1). The proposed lots all have frontage on Black Creek Road following completion of the plan and are located in the AG – Agricultural zoning district. Lot #1 contains an existing dwelling unit, barn and various other accessory structures. Lot #2 contains an existing shop building and barn. There are no proposed improvements or earth disturbances associated with this plan.

Mr. Hershey indicated he received the Township Engineer's review letter dated October 20, 2020 and is requesting two waivers for road widening improvements and placement of monuments. Mr. Hershey stated he would comply with the other comments in the review letter and discuss the possibility of drilling another well on lot #1 in lieu of providing an easement for the existing well on lot #2. Mr. Reinert noted that the waivers are reasonable given the scope of the project proposed. It was also discussed about involving East Earl Township since a very small portion of lot #1 is within that Township. After some discussion by the Planning Commission, a motion was made by Storms, seconded by Regener to recommend approval of the waivers for road widening/improvements in Chapter 95-18.D(2) and placement of monuments in Chapter 98-27.C(3)(c) & 47. All in favor, motion approved. On a motion by Imhoff, seconded by Storms, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated October 20, 2020. All in favor, motion approved.

Adjournment

Motion to adjourn at 7:17 PM by Imhoff, seconded by Martini, all in favor, motion approved.

Respectfully submitted,

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

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