

Brecknock Township  
Planning Commission Meeting  
January 25, 2021 at the Township Building and Zoom format

Meeting was called to order by temporary Chairman Gene Martini at 7:00 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.

Mr. Martini 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 Martini, seconded by Regener, 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 2021 by unanimous vote.

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

Levi & Norma Leinbach/Bowmansville Mennonite Church Lot Add On - Final Plan

Kevin Sapp of Trimble Surveyors was present on behalf of the applicant to discuss the proposed lot add on plan. Mr. Sapp provided a brief overview of the plan. The intent of this proposed lot add on plan is to subdivide 0.568 acres (Parcel A) off of an existing tract owned by John & Nancy Zimmerman consisting of 34 acres. The land would then be joined with an adjacent lot owned by Levi & Norma Leinbach. In addition, 0.218 acres (Parcel B) would be subdivided off of the Leinbach property and joined with the adjacent property owned by Bowmansville Mennonite Church, which would increase the size of this property to 4.4 acres. The Leinbach property, following completion of the lot add on, would increase by 0.35 acres (3.083 acres resultant). The Leinbach property is landlocked and improved with 2 single family detached dwelling units and there are no proposed improvements or earth disturbances associated with this plan. The Bowmansville Mennonite Church and Zimmerman property have frontage on Oaklyn Drive and all properties are located in the AG-Agricultural zoning district.

Mr. Sapp indicated he received the Township Engineer's review letter dated January 7, 2021 and is requesting two waivers for road widening improvements and placement of monuments. Mr. Reinert noted that the waivers are reasonable given the scope of the project proposed. After some discussion by the Planning Commission, a motion was made by Imhoff, seconded by Martini 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 January 7, 2021. All in favor, motion approved.

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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

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