

Brecknock Township
Planning Commission Meeting
March 22, 2021 at the Township Building and Zoom format

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.

Chairman Martini asked for discussion on the minutes of the January 25, 2021 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Brecknock Orchard Land Development – Sketch Plan

Tom Matteson of Diehm & Sons, Inc. was present on behalf of the owner of Brecknock Orchard, Daryl Martin who was also present along with his builder, Richard Hoover to discuss the proposed land development plan. Mr. Matteson & Martin provided a brief overview of the plan and the existing operation. The intent of this proposed project is to raze two existing poultry barns on the existing orchard property and construct a new 15,202 square foot retail store with related parking, new greenhouse and pavilion. The existing retail store would be converted to storage. The existing business consists of a “pick your own” orchard operation and the retail sale of the fruits and vegetables produced on the farm. In addition, local goods are sold such as homemade jellies, jams and related items. The business occasionally holds special events such as strawberry and peach festivals geared toward families on a seasonal basis. Stormwater management would be provided for the increased impervious coverage proposed and an NPDES permit would be needed from PADEP.

Mr. Matteson indicated he received the Township Engineer’s review letter dated March 16, 2021 and will be requesting waivers from certain requirements of the Ordinance as part of the preliminary plan submission. He requested feedback on certain items so they can prepare the preliminary plan submission. The Planning Commission had a number of questions for the owner and offered comments on their concerns. Those concerns included the increased traffic generated by the project, the road impact on Orchard Road as a local Township roadway, adequate stormwater management being provided for the project, submission of a traffic study for review by the Township and ensuring adequate parking is provided not only for normal business but also for special events being held. The Planning Commission generally supported the scope of the project, however would be looking for those specific items to be addressed with the land development plan. No further action was taken pending receipt of a formal submission.

Proposed Act 537 Plan Update – Review and Comment

Mike Reinert provided an overview of the proposed Act 537 plan update prepared by the Authority Engineer Ebert Engineering on behalf of the Township. Mr. Reinert indicated that this plan has been almost 3 years in its preparation, review and discussion process with numerous meetings held between Township staff, Ebert Engineering and the Northern Lancaster County Sewer Authority. The plan proposes to update future sewer needs areas

for 4 study areas in the Township including properties recently rezoned to Highway Commercial and Light Industrial along Route 625, a future growth area along School Road being considered for future rezoning to possibly residential and industrial growth areas along Route 897 and Stone Hill Road as noted in the ELANCO comprehensive plan. Laura DeMatteo was present from the Lancaster County Planning Commission and she reviewed her letter dated February 9, 2021 with the Planning Commission. After discussion about the comments in her review letter and additional questions for Mr. Reinert & Mr. Long, the Planning Commission decided to make a recommendation to the Supervisors. On a motion by Storms, seconded by Regener, the Planning Commission recommended approval of the proposed Act 537 Plan update by the Township Board of Supervisors and forward to PADEP for review. All in favor, motion approved.

Proposed Zoning Text Amendments – Review and Comment

Levi Hoover was present via Zoom to review his memo to the Planning Commission regarding his suggestions pertaining to the lot coverage requirements in the FR – Forest Recreation zoning district. Mr. Hoover indicated that the current lot coverage requirement in the FR district is 5% and has restricted development potential on several existing lots of record in the Township. The memo further mentioned that several neighboring municipalities allow 20% lot coverage in their ordinances. Mr. Reinert & Ms. DeMatteo also stated that 15-20% lot coverage is typical. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended that the Board of Supervisors consider an amendment to the FR zoning district to increase the maximum lot coverage requirement from 5% to 20%. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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