

Brecknock Township  
Planning Commission Meeting  
April 26, 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 (via Zoom) 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 March 22, 2021 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Martini, all in favor, motion approved.

1818 Malsnee Road Lot Add On Plan – Final Plan

No one was present on behalf of the applicant. Mike Reinert provided a brief overview of the project for the Planning Commission. The project involves the subdivision of 8.893 acres (Parcel A) off of an existing lot owned by the Ruhl's on Witmer Road. This parcel would then be joined with an adjacent property owned by the Gingrich's. The properties are partially separated by the municipal boundary with Brecknock Township (Berks County). Mr. Reinert reviewed his letter dated April 5, 2021 indicating there were two waiver requests for road widening and monument placement. 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 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 Martini, seconded by Imhoff, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated April 5, 2021. All in favor, motion approved.

Samuel & Jonathan Brubaker Poultry Operation Land Development – Final Plan

Mike Reinert noted that he had issued a review letter dated April 6, 2021, however no one was present to represent the applicant. The Planning Commission offered some general concerns with the proposal including access and circulation as well as stormwater management compliance. The Planning Commission decided to table further discussion or action on waivers at this time pending receipt of a revised plan.

Allen Zimmerman Conditional Use Application for Kennel – review and comment

Mr. Zimmerman was present on his behalf to discuss his proposed kennel at his property located 859 Center Church Road. The application requires a conditional use approval because the applicant is not able to comply with all of the kennel requirements specifically related to the setback criteria to property lines for the kennel use and exercise run areas. Mike Reinert noted that he had issued a review letter dated April 21, 2021 pertaining to his review of the application. The Planning Commission expressed concerns over the setback requirement noting that the minimum setback is 100 feet and the kennel itself is within 25 feet of the property boundary and the exercise run areas are even closer. They also expressed concerns over noise and visibility and suggested compliance with the

buffering/screening requirements of the zoning ordinance should be upheld as part of the review. After considerable discussion, a motion was made by Martini, seconded by Imhoff, to forward the Board of Supervisors their concerns related to setbacks and their desire to maximize setback potential on the property as possible and providing additional screening/buffering for the proposed kennel use and exercise/run areas. All in favor (Long abstained), motion approved.

Nelson Zimmerman Conditional Use Application for Kennel – review and comment

Mr. Zimmerman was present on his behalf to discuss his proposed kennel at his property located 168 Laurel Road. The application requires a conditional use approval because the applicant is not able to comply with all of the kennel requirements specifically related to the setback criteria to property lines for the kennel use and exercise run areas. Mike Reinert noted that he had issued a review letter dated April 21, 2021 pertaining to his review of the application. The Planning Commission expressed concerns over the setback requirement noting that the minimum setback is 100 feet and the kennel itself is within 25 feet of the property boundary and the exercise run areas are even closer. They also expressed concerns over noise and visibility and suggested compliance with the buffering/screening requirements of the zoning ordinance should be upheld as part of the review. After considerable discussion, a motion was made by Imhoff, seconded by Martini, to forward the Board of Supervisors their concerns related to setbacks and their desire to maximize setback potential on the property and providing additional screening/buffering for the proposed kennel use and exercise/run areas. All in favor (Long abstained), motion approved.

Adjournment

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

Respectfully submitted,

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