

Brecknock Township
Planning Commission Meeting
May 24, 2021 at the Township Building

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

Planning Commission members present were Dean Imhoff, Jim Regener, and Jerry Long. Chris Storms was absent.

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

Chairman Martini asked for discussion on the minutes of the April 26, 2021 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Villages at Hawk Valley Subdivision – Phase 2 – Final Plan

Dennis Reichel, P.E. of HRG Inc. was present along with Isaac Sweeney of Landmark Homes to discuss the proposed Phase 2 plan for the Hawk Valley development on Crestview Drive. The preliminary plan for the entire development was approved back in 2008 by Lancaster County and the Township and Phase 1 was approved in 2011. Phase 2 consists of the western portion of the tract that abuts Crestview Drive and will consist of 82 single family lots and 6 open space parcels. Mr. Reichel provided an overview of the project for the Planning Commission and noted that he would be requesting waivers from the stormwater requirements and traffic calming measures previously recommended during the preliminary plan stage. Mike Reinert referenced his review letter dated May 20, 2021 noting that the stormwater waivers were primarily the result of the differences in the latest amendment to the Township ordinance in 2014 as it relates to design criteria. He indicated none of the waivers impacted the performance of the stormwater management system. Mr. Reichel requested direction on eliminating the traffic calming features approved under the preliminary plan, which were generated because of speeding concerns presented at that time. It was noted that the same traffic calming measures were waived for Phase 1. Mr. Reinert noted that the Township Roadmaster was opposed to the installation of the traffic calming measures due to snow plowing concerns. Members of the adjacent condominium development to the south of the tract were present. They requested the developer consider providing buffering or some fencing delineation to the rear of lots #5-14 to differentiate the property boundary. Discussion was also held on eliminating the stub street construction for both future road extensions. The Planning Commission felt the possibility of future extension to the adjacent properties for future development was unlikely in the foreseeable future. Mr. Reichel indicated he would work with the Township Engineer on addressing all of the other comments in the review letter.

After some discussion by the Planning Commission, a motion was made by Imhoff, seconded by Regener to recommend approval of the waivers for the design criteria of the aboveground stormwater management facilities in Chapter 93-14.A(2), minimum slope of the swales in Chapter 93-14.C(1)(d)[3], and the traffic calming measures recommended in the traffic study in Chapter 98-37. All in favor, motion approved. On a motion by Long, seconded by Regener, the Planning Commission recommended conditional final plan approval provided the applicant provides a privacy fence or other acceptable delineation of the rear lots #5-14 and the adjacent property boundary, elimination of the stub streets shown for future extension provided the right-of-way remains, providing streetlights

throughout the development and at all proposed intersections, and addressing all comments in the Township Engineer's review letter dated May 20, 2021 and Lancaster County Planning Commission letter of May 14, 2021. All in favor, motion approved.

Samuel & Jonathan Brubaker Poultry Operation Land Development – Final Plan

Bert Nye was present along with Trey Shellenberger from Red Barn Consulting to discuss this proposed land development on Panorama Drive. The project consists of the construction of two large turkey barns on the property. Access would be gained off of Panorama Drive through the adjacent property to the west, which is also owned by the applicant. Mr. Nye noted that the access and circulation is currently adequate for their proposed operation however a permit will be pulled for the existing driveway and any additional radius improvements could be made at the time of application. An NPDES permit is required for the stormwater management and earth disturbances proposed. Mike Reinert noted that he had issued a review letter dated May 14, 2021. Mr. Nye provided a waiver letter dated April 27, 2021 and Mr. Reinert noted he had no objections to any of the requests. It was agreed that no trails or trail easements would be required for this proposal. On a motion by Martini, seconded by Regener, the Planning Commission recommended approval of waivers from 93-14.C(1)(d), 95-18.D(2), 98-19, 98-25.A(2) & B(1)(g), 98-25.B(2)(e)[2] and 98-43.G. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional preliminary/final plan approval provided the applicant complies with all comments in the Township Engineer's review letter dated May 14, 2021. All in favor, motion approved.

Proposed Draft Zoning Text Amendment – FR lot coverage

Mike Reinert noted that this topic was discussed at the Planning Commission meeting in March. The Supervisors directed the Township Solicitor to prepare the formal zoning amendment based on the PC recommendation and it is back for formal review and recommendation. The proposed amendment increases the lot coverage requirement in the FR – Forest Recreation zoning district to 20%. On a motion by Imhoff, seconded by Martini, the Planning Commission recommended that the Board of Supervisors approve the proposed 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 Martini, seconded by Imhoff, all in favor, motion approved.

Respectfully submitted,

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