

Brecknock Township  
Planning Commission Meeting  
October 25, 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, 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 May 24, 2021 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Brecknock Orchard Land Development/Lot Add On Plan – Final Plan

Tom Matteson of Diehm & Sons, Inc. was present along with Daryl Martin, owner of the Brecknock Orchard and Richard Hoover of Hoover Building to discuss the proposed project on Orchard Road. Mr. Matteson 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 is 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 October 21, 2021 and reviewed the waiver requests with the Planning Commission. Discussion was held regarding providing some form of lighting for customers in the parking area and shoulder widening of Orchard Road due to concerns with the traffic increase resulting from the project. The Planning Commission would like feedback from the Roadmaster on the road widening before a waiver would be considered. The proposed trail and landscaping as provided on the plans appear acceptable as shown. There was some question about the use itself and whether it was permitted in the AG district. Mr. Reinert provided a copy of the email from the Township Zoning Officer indicating the use was permitted by right, which was reflected in the Township Engineer’s review letter and zoning notification form. After additional discussion, the Planning Commission agreed to table the plan pending receipt of a revised plan to address the Township Engineer’s comments. Any feedback from the Roadmaster will be provided to the applicant. No further action was taken.

John R. Zimmerman Poultry Operation Land Development – Final Plan

Trey Shellenberger, E.I.T. was present from Red Barn Consulting to discuss this proposed land development on Oaklyn Drive. The project consists of the construction of two large turkey barns on the property. Access would be gained off of Oaklyn Drive via a new driveway. Mr. Shellenberger noted that the access and circulation is adequate for their proposed operation. An NPDES permit is required for the stormwater management and

earth disturbances proposed. Mike Reinert noted that he had issued a review letter dated October 25, 2021 which was provided to the applicant earlier in the day. Mr. Shellenberger reviewed his waiver request letter dated September 7, 2021 and indicated additional waivers may be generated as a result of the Township Engineer review letter. Mr. Reinert noted he had no objections to any of the requests in the letter, however a few of his review comments will need to be addressed or further relief requested. After some discussion, it was agreed that the plan would be tabled and a revised plan/waiver request letter would be provided at a future meeting. No further action was taken.

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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