

Brecknock Township
Planning Commission Meeting
December 27, 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, Chris Storms and Jerry Long. Jim Regener was absent.

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

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

Nathan Brubaker Subdivision & Land Development Plan – Final Plan

Kevin Witmier of Impact Engineering was present on behalf of the owner to discuss the project. Mr. Witmier explained that the project consists of the subdivision of an existing tract of land located on Bowmansville Road. A new 6.5 acre parcel will be created on the eastern side of Bowmansville Road, which will be developed with a contractors workshop construction business in the Highway Commercial zoning district. The new building will be approximately 11,200 square feet in size and also have a smaller 1,000 square foot lumber storage structure with associated gravel parking and circulation area. A stormwater basin is proposed to serve the property for the additional impervious coverage. The residue lot will remain as it exists with no further development proposed on that parcel at this time.

Mr. Witmier indicated that he had received the Township Engineer's review letter dated December 20, 2021 and provided an updated waiver request letter dated December 27, 2021. Mr. Reinert indicated that he had done another review of the initial submission back in October, and the applicant had submitted revised plans in response to that review. The Planning Commission discussed the review comments and waiver requests with the Township Engineer and applicant. Following discussion, a motion was made by Imhoff, seconded by Storms, recommending approval of the waiver requests as presented in the Impact Engineering letter dated December 27, 2021. All in favor, motion approved. It was noted by Mr. Witmier that the applicant will agree to comply with all other comments and noted that an onlot sewage disposal alternative other than a holding tank will be pursued. Public sewer connection is not feasible given the distance needed to connect. 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 letter dated December 20, 2021 and an onlot sewage disposal alternative (no holding tank) is utilized for the project. All in favor, motion approved.

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 the Planning Commission had discussed the plan back in October and a revised plan was generated in response to that review. An updated review letter dated December 22, 2021 was prepared to reflect the latest comments pertaining to the project. Mr. Shellenberger provided an updated waiver letter dated December 23, 2021, which was discussed by the Planning Commission. There was some discussion about the driveway radii and width, however it was decided to keep as proposed for trucks accessing the site.

On a motion by Imhoff, seconded by Storms, the Planning Commission recommended approval of the waiver requests as presented in the Red Barn letter dated December 23, 2021. All in favor, motion approved. On a motion by Martini, seconded by Imhoff, the Planning Commission recommended conditional final plan approval provided the applicant complies with the Township Engineer review letter dated December 22, 2021. All in favor, motion approved.

Levon & Jonna Brubaker Conditional Use Application – 834 Lambert Road

Matthew Crème, Esquire was present on behalf of the applicants, Levon & Jonna Brubaker, who have applied for a conditional use for an existing mini-market style grocery store that they have been operating for several years. The Zoning Officer has been working with the property owner to bring the use into compliance with the Township regulations, which was the reason for the conditional use application. Mr. Crème reviewed the project with the Planning Commission and requested additional input from the other consultants involved with the project who were present. The Brubakers were also present along with several of the customers who have frequented the store over the past few years, who provided their support for the use. Mr. Crème further recognized receipt of the Township Engineer's review letter dated December 16, 2021 and indicated he could address those comments satisfactorily and met the criteria for an agricultural support retail business.

The Planning Commission had several questions about the existing use, the other uses on the property and general concerns related to safety, truck traffic and circulation, sewage disposal and building code compliance. Mr. Reinert suggested that the Planning Commission provide pointed feedback regarding their main concerns for the conditional use application for consideration by the Supervisors at their hearing in January. It was agreed by consensus that a letter would be prepared outlining the Planning Commission concerns of the applicant providing adequate access, circulation and parking for the use as well as an improved driveway entrance at the occupancy point with Lambert Road.

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Adjournment

Motion by Martini, 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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