

Brecknock Township
Board of Supervisors Meeting
September 12, 2023

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for September 12, 2023, was held at the Brecknock Township Building, 1026 Dry Tavern Road, Fivepointville. The meeting was called to order by Chairman Jerry Long at 7:00 p.m.

At this time the Pledge of Allegiance took place.

Present were Jerry Long, David Leinbach, & Andrew Baum.

Mr. Reinert was present as Township Engineer and Elizabeth Magovern was present as Township Solicitor.

Invocation was provided by Jahn Horgan from Cornerstone Bible Church.

Community Open Session – Linda Becket of 1389 Reading Rd said the township needs its own police force to slow down traffic.

Guest(s)

Representative Dave Zimmerman visited the Board meeting and have a brief overview of what is going on in Harrisburg. Talked about the committees that he serves on in Harrisburg as well.

Rain-Flo LD - Anderson Deutschman, from McCarthy Engineering representing.

A 22,000 SF expansion is proposed at the existing location of Rain-Flo along Reading Rd (PA Rt 625). Several waivers are being asked for all of which the Brecknock Planning Commission has granted. They were as follows from §93-14.C(1)(a) requiring all conveyance piping outside of the public right-of-way to be constructed of SLHDPE or RCP materials and have a diameter of at least 12" (for non-traffic areas) or 15" (for traffic areas); from §93-14.C(1)(d) to allow a centerline slope of 1% for the proposed swale; from §95-18.0(2) providing road and shoulder widening improvements along the fronting roadway; from §98-19 & 20 for the land development to proceed directly to a Final Plan without Preliminary Plan approval; from §98-26.B(2)(d) from providing all existing features within 200 feet of the property. Motion was made by Long and seconded by Baum to grant the waivers as presented. All in favor, motion approved. Motion was made by Long and seconded by Baum to grant conditional final plan approval provided the applicant addresses all outstanding items contained in the Township Engineer's review letter dated August 21, 2023. All in favor, motion approved.

465 Panorama Drive – Mr. Horning representing himself for the lot-addon plan.

There are a few waivers being requested, they are from §95-18D(2) providing road and shoulder widening improvements along all fronting roadways: from §98-27.C(3)(c) & 47 for the placement of monuments on the tracts. The applicant agreed to provide iron pins in lieu of monuments. Motion was made by Baum and seconded by Leinbach to grant the waivers as presented. All in favor, motion approved. Motion was made by Baum and seconded by Leinbach to Granted conditional final plan approval provided the applicant addresses all outstanding items contained in the Township Engineer's review letter dated August 8, 2023. All in favor, motion approved.

1334 Reading Rd – Harbor Engineering present as well as the applicant Aaron Horst for the LD.

There were a few items discussed that had previously been brought to the attention of the applicant and engineer as concerns or requests changed in which they reviewed with the board. There are also several waivers being requested they are: from §93-13.D & 15.F(1)(a) for providing infiltration facilities designed in accordance with the Ordinance based on the severe limitations demonstrated in the soil testing: from §93-13.E requiring all stormwater management facilities to dewater in a minimum 24 hour period for water quality; from §93-14.A(5) requiring a minimum slope of 2% for all

stormwater management facilities not designed for infiltration; from §93-14.C(5)(d) requiring a maximum flow depth of 1.5 inches through intersections during the 100 year storm event; deferral from §95-18.0(2) from providing curb, sidewalk, road and shoulder widening improvements along the entire fronting roadway. The deferral is for the short portion along northern property line on Route 625 only pending any future development along Route 625: waiver request from §98-19 for the land development to proceed directly to a Final Plan without Preliminary Plan approval; waiver request from §98-26.B(2)(d) from providing all existing features within 200 feet of the property; from 98-47.C for the placement of monuments on the tracts. The applicant agreed to provide iron pins in lieu of monuments; from §98-43.G(2)(b) from providing a minimum 3 foot offset from the back of curb line for the sidewalk location along Route 625. Motion was made by Baum and seconded by Long to grant all waivers with the exception of 98-43.G(2)(b) from providing a minimum 3 foot offset from the back of the curb line of the sidewalk location along Route 625 which was denied. All in favor, motion was approved.

Motion was made by Baum and seconded by Leinbach to grant conditional final plan approval of the plan provided the applicant addresses all outstanding items contained in the Township Engineer's review letter dated August 14, 2023 and the applicant provides sidewalk along Route 625 with the required three (3) foot offset from the curb in accordance with 98-43. All in favor, motion was approved.

The minutes of the August 11, 2023 Board of Supervisors regular meeting were reviewed and discussed. A motion was made by Baum and seconded by Leinbach to approve the minutes as presented. All in favor, motion approved.

A motion was made by Baum and seconded by Leinbach to approve the bills as presented. All in favor, motion was approved.

Roadmasters Report – Andy stated that the Bowmansville Fire Company approached him and asked if the township would allow them to use the gasoline at the township for a new vehicle that will be used by the chiefs. As it was not on the agenda tonight it will be placed on the agenda next month for possible action on the use of township gas for both fire companies' chief vehicles.

At this time the board reviewed the items that needed action on Michael Reinert's Engineers report and presented by Mr. Reinert verbally at the meeting.

The following items within the engineering report require Board action/approval this month:

1. **465 Panorama Drive Lot Add On Plan** – Reviewed final plan submission and issued review letter dated August 8, 2023. Planning Commission reviewed and issued recommendation letter dated August 29, 2023.
2. **1334 Reading Road Land Development** – Reviewed preliminary/final plan submission and issued review letter dated August 14, 2023. Planning Commission reviewed and issued recommendation letter dated August 29, 2023.
3. **Rain Flo Expansion Land Development** – Received memorandum of understanding for project. Reviewed preliminary/final plan submission and issued review letter dated August 21, 2023. Planning Commission reviewed and issued recommendation letter dated August 29, 2023.
4. **Levon Brubaker SWM** – Issued financial security release recommendation dated August 17, 2023 in the amount of \$475.00.

5. **Scott Charles SWM** – Issued financial security release recommendation letter dated August 23, 2023 in the amount of \$1,550.00.
6. **Leonard Fox SWM** – Issued financial security release recommendation letter dated August 22, 2023 in the amount of \$1,363.64.
7. **Joseph Good SWM** – Issued a financial security recommendation in the amount of \$3850, received a Storm Water Management Agreement and MOU.
8. **John Zimmerman** –Oaklyn Dr. - issues a release recommendation in the amount of \$33,833.20.

Liz had no issues with the engineers' recommendations. A motion was made by Baum and seconded by Leinbach to accept and approve items 1 through 8 as recommended by the Township Engineer. All in favor, motion approved.

Elizabeth Magovern had nothing to report for the Solicitor's report.

A motion was made by Leinbach and seconded by Baum to accept the Roadmaster, Engineer, SEO & Zoning reports as presented. All in favor, motion approved.

PARK & RECREATION

Jerry provided some images of the barn at the Brubaker House and after discussion the board has decided to hold off on any stonework at the barn.

Jerry also stated that he is continuing to work on lighting plan options for Brubaker Park to bring back to the board but doesn't have anything ready at this point.

A discussion took place on the tennis courts at Bowmansville Park and the coin machines that used to be there. Also additional discussion took place regarding a possible playground at the Beaver Lodge. This will be sent back to the Park board for their recommendation or suggestion.

OLD BUSINESS None

NEW BUSINESS

A motion was made by Long and seconded by Leinbach to include operational support personnel to undertake activities for the benefit of both Fire Companies and the Ambulance Corp and should be on the WC policy. All in favor, motion approved.

At this time the board discussed a definition that was presented to the Planning Commission and was recommended for consideration by the Board of Supervisors. The example was "All online platforms providing overnight and short-term rentals, including but not limited to Vrbo and Airbnb are considered commercial lodging establishments and subject to the same conditions as hotels, inns and motels" motion was made by Long to forward the draft to Liz to formulate into a draft ordinance for future. no second so the motion died. The board will discuss this again next month in hopes to come to a mutual agreeable solution to short term rentals.

Community Open Session – Jared Artus asked what the long-term goal is for the Brubaker Homestead.

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A motion was made by Baum and seconded by Leinbach to adjourn at 8:45 pm. All in favor, motion approved.

Respectfully Submitted,

Carol L. Martin

Secretary/Treasurer/Admin.