

Brecknock Township
Planning Commission Meeting
January 23, 2023 at the Township Building

Meeting was called to order by temporary Chairman Dean Imhoff at 7:00 p.m.

Planning Commission members present were Gene Martini, Jim Regener, Chris Storms and Jerry Long.

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

Mr. Imhoff requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Dean Imhoff as Chairman of the Planning Commission was made by Long, seconded by Martini, all in favor (Imhoff abstained), motion approved. Motion to nominate Gene Martini as Vice Chairman of the Planning Commission was made by Imhoff, seconded by Storms, all in favor (Martini abstained), motion approved. It was agreed that Township Engineer Michael Reinert would continue to serve as secretary of the Planning Commission for 2023.

Chairman Imhoff asked for discussion on the minutes of the November 28, 2022 meeting. Motion to approve the minutes as presented by Martini, seconded by Storms, all in favor, motion approved.

Gehman Mennonite School Land Development – Preliminary/Final Plan

Tom Matteson of Diehm & Sons was present on behalf of the applicant to discuss the proposed land development plan. Mr. Matteson provided a brief overview of the plan. The proposed project involves the demolition of the existing gymnasium at the Gehman Mennonite School and construction of a new gymnasium of 10,785 square feet in size. The Township Zoning Hearing Board had granted zoning relief for the proposed expansion and increase in impervious coverage on the existing property located on Dry Tavern and Gehman School Roads. Some modification of the existing parking lot is also proposed and the planting of the Riparian Corridor to address water quality and groundwater recharge. The existing stormwater management facility and onlot sewage disposal/water supply will continue to be utilized with the expansion. The property is located in the AG – Agricultural zoning district.

Mr. Matteson indicated he received the Township Engineer's review letter dated January 17, 2023 and is requesting several waivers from the requirements of the stormwater management ordinance in order to utilize riparian plantings in conjunction with the existing stormwater basin, two waivers for curb and road widening improvements along the frontage, and waiver to proceed as a preliminary/final plan. Mr. Reinert noted that the waivers are reasonable given the scope of the project proposed and the underlying soil conditions of the property. He also indicated that the existing stormwater system appears to be functioning properly. After some discussion by the Planning Commission, a motion was made by Long, seconded by Regener to recommend approval of the waivers. All in favor, motion approved. On a motion by Long, seconded by Martini, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated January 17, 2023. All in favor, motion approved.

559 W. Maple Grove Road Land Development – Preliminary/Final Plan

Mike Reinert indicated that the applicant has requested the plan be tabled until the February meeting. No further action was taken and the plan was tabled.

Brecknock Orchard Land Development – Planning Module

Mike Reinert explained that the Brecknock Orchard has conducted additional soil testing on their property as part of their land development project. The purpose of the additional testing was to identify another suitable onlot sewage disposal area that once the nitrate dispersal plume was applied, it would not meander onto any adjacent properties and require an easement from an adjoining owner. The current testing will now result in the plume lying solely on the subject tract. A motion was made by Storms, seconded by Regener, to authorize the Chairman to sign the Component 4A of the planning module and forward to the Supervisors for action. All in favor, motion approved.

Proposed Zoning Amendment – Short Term Rentals/Animals/Animal Shelters

Levi Hoover presented the Planning Commission with examples of zoning ordinance requirements for the topics of short term rentals, animals and animal shelters. He also provided a suggested draft zoning amendment based on the examples provided for consideration by the Planning Commission. It was decided to table discussion on the zoning amendment until further review can be conducted by the members. They will be prepared to discuss in greater detail at the February meeting. No further action was taken on this topic.

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