

Brecknock Township
Planning Commission Meeting
February 27, 2023 at the Township Building

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

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

Technicon Enterprises Inc., II, Township Engineer, Jeff Kerlin was present. Mike Reinert, P.E. was absent due to a meeting conflict.

Chairman Imhoff asked for discussion on the minutes of the January 23, 2023 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved.

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

Michael Hartman, P.E. of dH Enterprises Inc. was present on behalf of the applicant, Tim Martin, to discuss the proposed land development plan. Mr. Hartman provided a brief overview of the plan. The proposed project involves the reconstruction of five residential units previously damaged by fire. The Township staff and legal counsel met with the applicant and their counsel to discuss the process for reconstruction of the units into five townhouses as represented on the plans. The project would utilize the existing access and parking similar to the previous residential uses. The footprint of the units is slightly different than the previous layout, however does not worsen the existing non-conformity. The property is located in the NC – Neighborhood Commercial zoning district.

Mr. Hartman indicated he received the Township Engineer's review letter dated January 19, 2023 and is requesting several waivers as noted in a letter provided at the meeting dated February 27, 2023. Jeff Kerlin answered questions and concerns from the Planning Commission, which included concerns with parking layout and backing out onto roadway. They also noted whether an ADA space was required for the units and whether stormwater management could be provided as noted in the engineer's review letter. Mr. Hartman indicated that he would review the comments made at the meeting and in the review letter. A revised plan would be prepared and resubmitted for review by the applicant. No further action was taken and the plan was tabled.

Boulder Hill Group, LLC Land Development – Preliminary/Final Plan

Bert Nye was present from Nye Consulting Services, Inc. on behalf of the applicant Galen Wise to discuss the proposed project. The project scope consists of the construction of a 10,200 square foot run-in shed within the existing storage yard of the commercial contractor workshop business owned by the applicant. Mr. Nye noted that the run-in shed would further screen the existing building from neighboring properties and be utilized for storage. The property is located on Andrews Way and is in the HC – Highway Commercial zoning district. Mr. Nye noted that he is seeking a waiver to proceed with a preliminary/final plan as referenced in the Township Engineer's review letter dated February 6, 2023.

After discussion of the project, a motion was made by Martini, seconded by Imhoff to recommend approval of the waiver request and conditional final plan approval provided the

comments in the Township Engineer's review letter dated February 6, 2023 were met. All in favor, motion approved.

Armada Builders, LLC Land Development – Preliminary/Final Plan

Bert Nye was present from Nye Consulting Services, Inc. on behalf of the applicant David Leinbach to discuss the proposed project. The project scope consists of the construction of a 2,408 square foot pole building and parking lot expansion on the existing commercial property owned by the applicant. Mr. Nye noted that the pole building would be constructed on top of an existing raingarden, however stormwater management would be addressed with modifications to the existing stormwater management basin on the property. The property is located on Andrews Way and is in the HC – Highway Commercial zoning district. Mr. Nye noted that he is seeking a waiver to proceed with a preliminary/final plan as referenced in the Township Engineer's review letter dated February 9, 2023..

After discussion of the project, a motion was made by Martini, seconded by Imhoff to recommend approval of the waiver request and conditional final plan approval provided the comments in the Township Engineer's review letter dated February 9, 2023 were met. All in favor, motion approved.

Double Run Carriers Land Development – Preliminary/Final Plan

Todd Shoaf was present from Pioneer Management, LLC on behalf of the applicant to discuss the proposed project. The proposal consists of the construction of an 8,960 square foot addition to an existing building, which is the location of a trucking and service business known as Double Run Carriers. A trucking business had previously operated under a previous land development several years ago. The property utilizes an existing access driveway off of Dry Tavern Road that also serves an adjacent trucking operation owned by Morgan Truck Body, LLC. The property is zoned LI – Light Industrial.

Mr. Shoaf referenced the Township Engineer's review letter dated February 21, 2023 and was willing to comply with all comments with the exception of the waivers requested in his letter to the Township dated January 23, 2023. Jeff Kerlin noted the waiver requests in the Township Engineer's review letter and indicated no objections to the requests. After further discussion, a motion was made by Regener, seconded by Imhoff to recommend approval of the waiver requests and conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated February 21, 2023. All in favor motion approved.

Randall & Lisa Martin Minor Rural Subdivision – Final Plan

Randall & Lisa Martin attended the meeting to represent their plan of subdivision on Wentzel Road, which was prepared by John Hoffert Surveying. The proposal consists of the two lot subdivision of an existing property owned by the Martins that is partially within Brecknock Township (Berks). The Martins existing house would be located on a newly created lot of approximately 2 acres in size with the residue remaining undeveloped lands consisting of 21 acres. Jeff Kerlin noted that the existing onlot septic system serving the newly created lot #1 would be located on the adjacent residue lands following subdivision, which is not

permitted. This issue was also reflected in the Township Engineer's review letter dated February 13, 2023. The Martins provided an updated plan at the meeting, which showed a revised layout for lot #1. The plan was tabled until the March PC meeting pending review by the Township Engineer of the revised plan provided at the meeting. No further action was taken.

Adjournment

Motion by Martini, seconded by Regener, all in favor, motion approved.

Respectfully submitted,

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

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