

Brecknock Township  
Planning Commission Meeting  
February 27, 2024 at the Township Building

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

Planning Commission members present were Jim Regener and Delbert Martin. Chris Storms was absent.

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

Chairman Imhoff asked for discussion on the minutes of the January 23, 2024 meeting. Motion to approve the minutes as presented by Regener, seconded by Martin, all in favor, motion approved.

1092 Steffy Road Lot Add On – Final Plan

Mr. John Fuehrer, P.E. was present on behalf of the Ranck family, also present, to discuss his proposed lot add on plan. The proposed plan involves the subdivision of a 0.32 acre portion of property from the Brubacker property located primarily in East Cocalico Township and add it onto the existing Ranck property within Brecknock Township. The Ranck property would be increased to approximately 3 acres in size. East Cocalico Township has also reviewed the plan for the portion within their jurisdiction. Two waiver requests were presented for road widening and financial security/developer's agreement, which the Planning Commission had no issues with either request. It was mentioned by Mr. Reinert that the waiver of financial security would not be necessary if the road improvements waiver was approved. After brief discussion by the Planning Commission, a motion was made by Regener, seconded by Imhoff, to recommended approval of the road improvements along Steffy Road as presented. All in favor, motion approved. On a motion by Imhoff, seconded by Martin, the Planning Commission recommended conditional final plan approval based on the applicant addressing the comments in the Township Engineer letter dated January 25, 2024. All in favor, motion approved.

Zoning Text Amendment – Short Term Rentals

Levi Hoover and Mike Reinert presented the Planning Commission with a proposed draft ordinance for text amendment for short term rentals as discussed throughout 2023 and at the last meeting. Mr. Reinert noted that the Board had authorized the draft discussed last month to be prepared in ordinance format and essentially reflected the same performance standards and zoning districts discussed last month. However it was noted that additional zoning districts (RL & RM) were included and were permitted by conditional use. Discussion occurred regarding allowing the short term rental as a use by right instead of conditional use if the performance standards would govern issuance of the annual permit. After further discussion, a motion was made by Martin, seconded by Regener to recommend that the Board of Supervisors consider the proposed amendment for adoption provided the use is permitted by right instead of conditional use in the zoning districts noted. All in favor, motion approved.

Adjournment

Motion by Regener, seconded by Imhoff, all in favor, motion approved at 7:30 PM.

Respectfully submitted,

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

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