

Brecknock Township
Planning Commission Meeting
April 24, 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, Jim Regener, Jerry Long, and Chris Storms.

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

Chairman Imhoff asked for discussion on the minutes of the March 27, 2023 meeting. Motion to approve the minutes as presented by Martini, seconded by Storms, all in favor, motion approved.

503 School Road Subdivision – Final Plan

Ron Hershey of Hershey Surveying attended the meeting on behalf of the applicant Kurt Good. Mr. Hershey provided an explanation of the proposal, which consists of the resubdivision of two existing tracts into a total of 5 lots. No disturbances or improvements are proposed on any of the lots. Lots #1, 2 & 4 will contain existing agricultural related improvements and/or improvements associated with an existing livestock transfer station. Lots #3 & 5 are proposed as non-building agricultural lots other than an existing lagoon being located on lot #5. Mr. Hershey reviewed the Township Engineer's review letter dated April 11, 2023 stating that most of the items would be addressed. The waivers were discussed and it was agreed that the applicant should show the ultimate right-of-way for School Road. Mr. Hershey was agreeable and would also address the review comments. A motion was made by Storms, seconded by Regener to recommend approval of the two waivers outlined in the Township Engineer's review letter dated April 11, 2023 provided the applicant showed the ultimate right-of-way of School Road. All in favor, motion approved. A motion was made by Imhoff, seconded by Storms to recommend conditional final plan approval of the plan provided the applicant addresses all comments in the Township Engineer review letter dated April 11, 2023. All in favor, motion approved.

Zoning Amendments Discussion

The Planning Commission reviewed examples of existing ordinances related to short term rentals and animal/animal shelters from East Earl, West Cocalico, Honey Brook, and Brecknock (Berks) Townships. Levi Hoover mentioned that he prepared draft proposals for a suggested amendment to our zoning ordinance for both topics. Jerry Long commented that Caernarvon Township has proposed a recent amendment that should be reviewed since they are in our regional area. Clay Township also recently adopted an ordinance related to short term rentals that should be reviewed. Gene Martini was concerned about using number of bedrooms as a guideline for occupancy instead of noting a maximum occupancy for short term rentals. Levi Hoover mentioned that the animal amendment was a suggestion in response to complaints received in the Township, specifically for roosters. It was decided that the amendments would be tabled pending receipt of the other examples from Caernarvon & Clay Townships for short term rentals. No further action was taken.

Adjournment

Motion by Storms, seconded by Long, all in favor, motion approved.

Respectfully submitted,

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

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