

Brecknock Township
Planning Commission Meeting
July 25, 2022 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, Chris Storms and Jerry Long.

Technicon Enterprises Inc., II, Township Engineer, Jennifer L. Van Dyke, P.E was present.

Chairman Imhoff asked for discussion on the minutes of the April 25, 2022 meeting. Motion to approve the minutes as presented by Martini, seconded by Storms, all in favor, motion approved.

Mary Ann Weber Subdivision – Preliminary/Final Plan

Roger Fry of Fry Surveying was present to discuss the proposed project along Panaroma Drive and Dry Tavern Road. Ms. Van Dyke provided a brief overview of the project which involves subdividing an existing 7+/- acre parcel containing two existing dwellings into two separate lots (each containing a dwelling) and annexing portions of the adjacent agricultural lot to each residential lot. Additionally there's another land swap annexing a portion of the 7 acre lot to the agricultural parcel to meet Clean & Green regulations.

Ms. Van Dyke discussed the review letter with the Planning Commission and noted that the plan complies with most ordinance requirements and there are three waiver requests related to roadway improvements, combined preliminary / final plan approval and the plan scale. It was noted that the applicant had obtained variances to allow subdivision of a lot less than 20 acres and creation of a lot over 2 acres in size. It was also noted that the plan indicates no further subdivision of Lots 1 or 2 is permitted and Lot 3 can only create three more additional lots in the future.

Planning Commission discussed the overall plan to fully understand the scope of the lot line changes. Mr. Fry indicated that the final lot lines were in part dictated by existing features including building and septic locations. The PC indicated that a new pole building was recently built on the ag property on what appears to be future Lot Lot 1 and Mr. Fry indicated that they would locate that building and add it to the plans to ensure setback conformance. The PC noted they felt no trails for public use were warranted by this subdivision.

Following plan discussion, a motion was made by Martini, seconded by Regener to recommend approval of the waiver requests noted in the Township Engineer's review letter for Chapter 95, Streets & Sidewalks, comment #1 and Chapter 98, Subdivision & Land Development, comments #1 and 2. All in favor, motion approved. A motion was made by Regener, seconded by Storms to recommend conditional preliminary/final plan approval of the plan provided the applicant complies with the comments in the Township Engineer's review letter dated July 18, 2022 and an update to the plans showing the new pole building in compliance with setback requirements. All in favor, motion approved.

Other Discussion

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Jerry Long noted that there's pressure on the Township to regulate AirBnBs which fall in a different category than bed & breakfasts since the owners generally do not live on site during the rental.

Adjournment

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

Respectfully submitted,

Jennifer L. Van Dyke, P.E.
Technicon Enterprises, Inc., II
Township Engineer

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