

Brecknock Township
Planning Commission Meeting
August 22, 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 and Jim Regener. Chris Storms and Jerry Long were absent.

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

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

Steven Ebersol Land Development – Sketch Plan

Jason Shaner, P.E. of Impact Engineering was present along with Steven Ebersol to discuss a proposed building project at 1153 Oaklyn Drive. Mike Reinert indicated that he and Levi Hoover had met with Mr. Ebersol a few months ago to review the scope of his project and suggested he approach the Planning Commission for informal input and a determination of whether it could qualify for a preliminary/final plan submission. Mr. Shaner provided a brief overview of the project. Mr. Ebersol had purchased the property and intends to utilize the property as a pallet and rebaling business. The Planning Commission discussion focused on the previous use and how similar in nature it would be for the proposed use. The building addition proposed is what triggered land development, however it was acknowledged that no increase in impervious coverage would occur as a result. There would also be minimal to no impacts related to sewage disposal, water usage or traffic. After discussion, the Planning Commission agreed the plan could be submitted as a preliminary/final plan for formal review. No further action was taken.

Small Wireless Tower Ordinance Amendment

Mike Reinert explained that the Township Supervisors had authorized the Township Solicitor to update the zoning ordinance for small wireless tower facilities to bring it into compliance with current regulations. The draft amendment is similar to many others prepared for other municipalities to achieve this goal. The Planning Commission received the County Planning Commission dated August 15, 2022 and had no additional comments. A recommendation to approve the proposed draft amendment was made by Martini, seconded by Regener. All in favor, motion approved.

Mary Ann Weber Subdivision – Non-Building Declaration/Planning Waiver

A motion was made by Martini, seconded by Regener, to have the Planning Commission chairman sign the PADEP form for the project and forward to the Board of Supervisors. All in favor, motion approved.

Adjournment

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

Respectfully submitted,

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

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