

Brecknock Township
Planning Commission Meeting
October 23, 2023 at the Township Building

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

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

Technicon Enterprises Inc., II, Township Engineer, Jeff Kerlin was present.

Chairman Imhoff asked for discussion on the minutes of the August 28, 2023 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Goods Feed Mill – Waiver of Land Development

No one was present on behalf of the applicant and no written waiver request was presented. Jeff Kerlin explained that the owner intends to demolish a portion of their existing buildings and construct new feed storage bins in their place over existing impervious coverage. There is no net increase of impervious surface, therefore no stormwater management is required. There are also no increases in employees, traffic, parking, or impacts to sewer or water on the property because of their construction. Land development would apply as the construction is non-residential in nature. A motion was made by Martini, seconded by Imhoff to recommend approval of a waiver of land development to the Supervisors. All in favor, motion approved.

Zoning Amendments Discussion

The Planning Commission discussed the status of the draft ordinances related to short term rentals. Two additional examples were provided by the Township Solicitor for review and discussion by the Planning Commission. Levi Hoover and Jeff Kerlin offered guidance and responded to questions. There was general support to allow short term rentals in the AG, AG-2 and FR zoning districts with larger minimum lot areas as a use by right and by special exception for smaller lot sizes. After some discussion, a motion was made by Martini, seconded by Storms to table further discussion to allow Mr. Long to provide feedback. All in favor, motion approved.

Meeting dates

Discussion was held about modifying the November and December meeting dates due to the holiday season. A motion was made by Martini, seconded by Regener to move the dates of the November and December PC meetings to November 29th and December 27th at 7:00 PM for the remaining meetings in 2023. All in favor, motion approved.

Adjournment

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

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

TEI File: Municipal/Brecknock/4017-110 PC Meeting October 2023.doc