

Brecknock Township
Planning Commission Meeting
December 27, 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, Michael Reinert was present.

Chairman Imhoff asked for discussion on the minutes of the October 23, 2023 meeting. Motion to approve the minutes as presented by Martini, seconded by Storms, all in favor, motion approved.

Lake In Wood Campground Expansion Land Development – Preliminary/Final Plan

Maxwell Vickers, P.E. and Spencer Crabb were present from Atwell, LLC on behalf of the applicant for the Lake in Wood campground land development project on Yellow Hill Road. A written waiver/modification request was presented at the meeting by the applicant dated December 22, 2023. The applicant explained that the project consists of the addition of 98 additional RV campsites onto the existing campground property. The project obtained special exception approval from the Zoning Hearing Board. The project will also provide some additional recreational and restroom facilities with an expansion to their existing water and sewer system. Mike Reinert noted that the applicant has provided copies of the various approvals for the water, sewer, NPDES and general permit from the PADEP for the expansion. Mr. Reinert also referenced his review letter dated December 11, 2023 noting that the planned alterations to the existing access driveway onto Yellow Hill Road would be included with this project. They were approved previously as part of a small projects stormwater application. Most of the other issues have been addressed with the outside agency approvals being provided. A Teams meeting was held with the applicant to discuss the remaining aspects of the review letter and all comments will be addressed. General discussion ensued about the project and the waivers. A motion was made by Martini, seconded by Regener, to recommend approval of the waiver requests as outlined by the applicant's waiver letter dated December 22, 2023. All in favor, motion approved. A motion was made by Storms, seconded by Martini, to recommend conditional preliminary/final plan approval of the plan provided the applicant addresses all outstanding items in the Township Engineer's review letter dated December 11, 2023. All in favor, motion approved.

Short Term Rental - 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 from Wyomissing Borough and Bethel Township (Berks County). Levi Hoover and Mike Reinert offered guidance and responded to questions. Dave Leinbach was also present to listen to the discussion. There was general support to allow short term rentals in the AG, AG-2, FR & HC zoning districts with performance standards to be provided by the Township Zoning Officer for review as a use by right. Levi Hoover will prepare a draft for review by the Planning Commission at a future meeting. The discussion was tabled pending receipt of the draft for review and further discussion.

Adjournment

The meeting was adjourned unanimously at 8:15 PM.

Respectfully submitted,

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

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