

Brecknock Township  
Planning Commission Meeting  
April 23, 2024 at the Township Building

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

Planning Commission members present were Jim Regener and Delbert Martin. Chris Storms was absent.

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

Chairman Imhoff asked for discussion on the minutes of the February 27, 2024 meeting. Motion to approve the minutes as presented by Regener, seconded by Martin, all in favor, motion approved.

Wilmer Zook Commercial Operation Land Development – Preliminary/Final Plan

Ms. Molly Hughes, P.E. of Red Barn Consulting was present on behalf of Wilmer Zook, also present, to discuss the proposed project. The proposed plan involves the expansion of an existing commercial contractor workshop business operation located along Route 625 (Reading Road). The proposed building expansion will be 3,160 SF in two different locations adjacent to the existing shop, one of which encroaches into the side yard setback. There is also various demolition of existing structures and removal of impervious coverage such that the total net increase of impervious coverage is approximately 917 square feet.

Ms. Hughes and Mr. Reinert reviewed the Township Engineer's review letter dated April 11, 2024 with the Planning Commission. It was noted that several waivers are being requested related to stormwater management, E&S plan review, road improvements, boundary survey, preliminary plan review, parking area design requirements, horse & buggy shelter, monuments and lighting plan. The Planning Commission had no issues with the waivers requested, however noted that they would like to attach conditions to the waivers being requested. After further discussion by the Planning Commission, a motion was made by Regener, seconded by Martin, to recommended approval of the waivers as requested by the applicant provided a small projects stormwater application is completed for stormwater management compliance, E&S plan review will be conducted by the Township Engineer, ultimate right-of-way information for Reading Road will be provided, ADA space must be paved and lined per UCC compliance, hitching post is provided for horse & buggy traffic, pins are utilized in lieu of monuments at ultimate right-of-way and a lighting note is provided on the plans acceptable to the Township Engineer. All in favor, motion approved. On a motion by Martin, seconded by Imhoff, the Planning Commission recommended conditional final plan approval based on the applicant addressing the comments in the Township Engineer letter dated April 11, 2024. All in favor, motion approved.

Zoning Text Amendment – Discussion

Levi Hoover presented the Planning Commission with information related to potential amendments to the zoning ordinance suggested to the Board of Supervisors. The first discussion topic was related to the length of time for the approval of a zoning hearing decision. The current zoning hearing decision time period is only for a period of 3 month to obtain an issued permit or go through the land development plan process and record the plan. It was suggested that a longer time period is considered to avoid having applicants go back to the ZHB for time extensions due to the length of time a typical land development or

other project may take from start to finish. After discussion, a motion was made by Imhoff, seconded by Martin, to recommend increasing the time period to 2 years to obtain a permit or land development recording. It was noted that once a permit is issued, the applicant typically has one year to implement construction with the issued permit.

The second discussion topic was related to the accessory building size and allowing larger accessory structure parameters. It was noted that the ZHB had seen some applications recently for requests to construct an accessory structure that was larger than the footprint of the existing dwelling. The current code does not permit construction of an accessory structure larger than the principal dwelling. The Planning Commission weighed the pros and cons of this request and considered perhaps amending the section in the AG, AG-2, and FR zoning districts only. However after further discussion, it was decided by consensus to leave the existing regulation as is with no further amendment proposed at this time.

Adjournment

Motion by Imhoff, seconded by Regener, all in favor, motion approved at 8:16 PM.

Respectfully submitted,

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

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