

Brecknock Township
Planning Commission Meeting
January 24, 2022 at the Township Building and Zoom format

Meeting was called to order by temporary Chairman Gene Martini at 7:04 p.m.

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

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

Mr. Martini requested nominations for Chairman and Vice Chairman for the purposes of the annual reorganization of the Township Planning Commission. Motion to nominate Dean Imhoff as Chairman of the Planning Commission was made by Martini, seconded by Regener, all in favor (Imhoff abstained), motion approved. Motion to nominate Jerry Long as Vice Chairman of the Planning Commission was made by Martini, seconded by Storms, all in favor (Long abstained), motion approved. Motion to nominate Township Engineer Michael Reinert to continue to serve as secretary of the Planning Commission for 2022 was made by Imhoff, seconded by Storms, all in favor.

Chairman Imhoff asked for discussion on the minutes of the December 27, 2021 meeting. Motion to approve the minutes as presented by Storms, seconded by Long, all in favor, motion approved.

Pine Grove Church Lot Add On - Final Plan

Ron Hershey of Hershey Surveyors was present on behalf of the applicant to discuss the proposed lot add on plan. Mr. Hershey provided a brief overview of the plan. The proposed project involves an existing property consisting of 13.107 acres (existing lot 2) owned by the Pine Grove Mennonite Church, which has frontage onto Reading Road (Route 625), a second property owned by Ivan & Ida Reiff consisting of 9.9 acres (existing lot 4), which has frontage onto Von Neida Street, and a third property owned by the Reiff's consisting of 0.80 acres (existing lot 3), which has frontage onto Reading Road (Route 625). The proposal will create several lot add on parcels, which will be joined onto other adjacent properties and the creation of one new lot with frontage on Reading Road. Parcel A, consisting of 6.7 acres will be subdivided from existing lot 4, and Parcel B, consisting of 0.48 acres will be subdivided from existing lot 3. Both parcels will be joined with another existing lot (existing lot 1) also owned by the Reiff's to create a new 37.203 acre lot with frontage on Von Neida Street and Reading Road. Parcel C, consisting of 2 acres will be subdivided from existing lot 4 and joined with existing lot 2 owned by Pine Grove Church to increase that lot size to 15.1 acres. Finally, the remaining portion of existing lot 4 (Parcel D) will be joined with the remaining portion of existing lot 3 to create a newly configured vacant flag lot consisting of 1.5 acres with frontage onto Reading Road. The majority of the Pine Grove Church property is located within the RM – Residential Medium zoning district, while the remaining lands are located in the AG – Agricultural zoning district. There are no proposed improvements or earth disturbances associated with the plan.

Mr. Hershey indicated he received the Township Engineer's review letter dated January 19, 2022 and is requesting two waivers for road widening improvements and placement of monuments. Mr. Reinert noted that the waivers are reasonable given the scope of the

project proposed. After some discussion by the Planning Commission, a motion was made by Long, seconded by Regener to recommend approval of the waivers for road widening/improvements in Chapter 95-18.D(2) and placement of monuments in Chapter 98-27.C(3)(c) & 47. All in favor, motion approved. On a motion by Long, seconded by Martini, the Planning Commission recommended conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated January 19, 2022. All in favor, motion approved.

General Discussion

Jerry Long discussed the special meeting held last week regarding the zoning ordinance requirements for agricultural uses under 110-38 and the proposed land development for Brecknock Orchard. Mr. Long requested that the Planning Commission review the regulations in this section at the next meeting in February. There was also some general discussion regarding the conditional use application on Lambert Road that will appear on the Supervisors agenda in February. No action was taken on either topic.

Adjournment

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

Respectfully submitted,

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