

Brecknock Township
Planning Commission Meeting
August 28, 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, and Jerry Long. Gene Martini and Chris Storms were absent.

Technicon Enterprises Inc., II, Township Engineer, Mike Reinert was present.

Chairman Imhoff asked for discussion on the minutes of the June 26, 2023 meeting. Motion to approve the minutes as presented by Regener, seconded by Long, all in favor, motion approved.

465 Panorama Drive Lot Add On – Final Plan

Mr. Keith Horning was present as the applicant to discuss his proposed lot add on plan. The proposed plan involves family members and subdividing approximately half acre from the corner property at Lauschtown Road and Panorama Drive. This parcel will then be joined with Mr. Horning's lot to increase his lot size to 1.5 acres in size. The residue lot will be decreased to approximately 2.5 acres; each lot will comply with zoning following completion of the lot add on plan. Two existing accessory structures would need to be relocated as a result of the proposal to comply with zoning setbacks. Two waiver requests were presented for road widening and monuments, which the Planning Commission had no issues with either request. After brief discussion by the Planning Commission, a motion was made by Imhoff, seconded by Regener, to recommended approval of both waiver requests as presented. All in favor, motion approved. On a motion by Imhoff, seconded by Regener, the Planning Commission recommended conditional final plan approval based on the applicant addressing the comments in the Township Engineer letter dated August 8, 2023. All in favor, motion approved.

Rain Flo Expansion Land Development – Preliminary/Final Plan

Anderson Deutschman, EIT of McCarthy Engineering was present on behalf of the applicant, Rain Flo and members of the Zimmerman family, to discuss the proposed land development plan. Ms. Deutschman provided a brief overview of the plan. The proposed project involves a building expansion of approximately 22,000 SF onto the existing Rain Flo operation on Route 625. Zoning relief had been obtained from the Township ZHB for parking, expansion of the existing use and building height. The project would utilize the existing access and parking similar to the previous layout as well as utilizing existing stormwater management facilities.

Ms. Deutschman indicated she received the Township Engineer's review letter dated August 21, 2023 and is requesting several additional waivers as noted in a letter provided at the meeting dated August 25, 2023. The Planning Commission discussed the waiver requests and given the scope of the project, had no objections to the waiver requests as presented. A motion was made by Long, seconded by Regener, to recommend approval of the waivers requests as presented in the McCarthy Engineering letter dated August 25, 2023. All in favor, motion approved. A motion was made by Long, seconded by Regener, to

recommend conditional final plan approval provided the comments in the Township Engineer's review letter dated August 21, 2023 were met. All in favor, motion approved.

1334 Reading Road Land Development – Preliminary/Final Plan

Steve Gergely was present from Harbor Engineering on behalf of the applicant Aaron Horst (also present) to discuss the proposed project. The applicant is proposing an eight unit apartment land development plan on an existing developed property. The property was recently cleaned up and the existing improvements will be demolished and removed as part of the project. Apartments are permitted by conditional use in the RM zoning district and approval was granted by the Supervisors back in June.

Mr. Gergely referenced the Township Engineer's review letter dated August 14, 2023 and was willing to comply with all comments with the exception of the waivers requested in his letter to the Township dated July 28, 2023. Mr. Gergely noted that he did incorporate a comment from a previous PC meeting related to reconfiguration of the unloading area to eliminate the potential of trucks backing out onto Reading Road for deliveries and trash removal. Some questions were posed related to the curb, sidewalk and widening along Route 625 near the northern property line. Mike Reinert suggested perhaps a deferral would be more appropriate instead of a full waiver to allow the Township to request these improvements if the properties north of the development were redeveloped or improved. Discussion was held about possibly adding landscaping along the northern property line for screening from the adjacent use. The applicant indicated they would be willing to provide some additional landscaping on the plans in that area. After further discussion, a motion was made by Long, seconded by Regener to recommend approval of the waiver requests provided in the Harbor Engineering letter dated July 28, 2023. All in favor, motion approved. A motion was made by Regener, seconded by Imhoff to recommend a deferral of road improvements for sidewalk, curbing and widening along Route 625 and conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated August 14, 2023. All in favor motion approved.

Zoning Amendments Discussion

The Planning Commission discussed the status of the draft ordinances related to short term rentals and keeping of animals. Jerry Long suggested incorporating a definition utilized by West Earl Township, which includes online platforms such as VRBO and AirBnB's as commercial lodging establishments in the commercial zoning districts by special exception. This would allow for their use in certain non-residential districts and not in the residential and agricultural districts. After some discussion, a motion was made by Regener, seconded by Imhoff to forward the definition and proposal to the Supervisors for possible consideration of a zoning text amendment. All in favor, motion approved.

Adjournment

A motion was made by Imhoff, seconded by Regener to adjourn the meeting at 8:11 PM.

Respectfully submitted,

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

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