

Brecknock Township
Planning Commission Meeting
February 25, 2025 at the Township Building

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

Planning Commission members present were Chris Storms, Chris Witwer, Casey Ogg, and Matt Ross.

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

Mr. Imhoff welcomed the new Planning Commission members to the meeting. Mr. Imhoff 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 Storms, seconded by Ross, all in favor (Imhoff abstained), motion approved. Motion to nominate Chris Storms as Vice Chairman of the Planning Commission was made by Imhoff, seconded by Witwer, all in favor (Storms abstained), motion approved. It was agreed that Township Engineer Michael Reinert would continue to serve as secretary of the Planning Commission for 2025.

Chairman Imhoff asked for discussion on the minutes of the July 23, 2024 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Storms, all in favor, motion approved.

418 W. Maple Grove Road Lot Add On – Final Plan

Ron Hershey of Hershey Surveying attended the meeting on behalf of the applicants. Mr. Hershey indicated that the intent of the proposed lot add on plan is to subdivide several parcels off of two existing lots (lots #2 & 3) owned by Mervin & Janice Hoover, which has frontage on West Maple Grove Road. Parcel A, consisting of 0.439 acres will be joined with an adjacent property of 0.359 acres owned by Marcus & Joyce Groff to create a new 0.798 acre parcel. The increased lot area is needed to accommodate a replacement onlot sewage disposal system. Parcel B, consisting of 1.002 acres will be joined with existing lot #2 to create a new 20.239 acre parcel. Parcel C, consisting of 2.516 acres will be joined with existing lot #3 to create a new 54.540 acre parcel. The existing lots are located in the AG – Agricultural zoning district and are currently developed. There are no proposed improvements or earth disturbances associated with this plan beyond the soil testing conducted for the septic system. Mr. Hershey reviewed the Township Engineer's review letter dated February 10, 2025 stating that most of the items would be addressed. The waivers were discussed and agreeable to the Planning Commission. A motion was made by Imhoff, seconded by Ogg to recommend approval of the two waivers outlined in the Township Engineer's review letter dated February 10, 2025. All in favor, motion approved. A motion was made by Imhoff, seconded by Storms to recommend conditional final plan approval of the plan provided the applicant addresses all comments in the Township Engineer review letter dated February 10, 2025. All in favor, motion approved.

756 Gehman School Road – deferral of plan review to East Cocalico Twp.

Mike Reinert explained that this tract of land is proposed for subdivision and land development in both East Cocalico and a small portion within Brecknock Township. The Brecknock Township portion is within the Little Muddy Creek and will not be developed as part of the project. One new lot is proposed for a warehouse use and the existing farm will remain, all within East Cocalico. Mike indicated that he has already performed an extensive review of the plans on behalf of East Cocalico as their engineer as well and noted that a deferral made sense in this particular case given the circumstances. On a motion by Storms, seconded by Imhoff, the Planning Commission recommended deferral of plan review and action to East Cocalico Township. All in favor, motion approved.

Adjournment

Motion by Storms, seconded by Imhoff, all in favor, motion approved at 7:38 PM.

Respectfully submitted,

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

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