

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

Meeting was called to order by 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.

Chairman Imhoff asked for discussion on the minutes of the February 25, 2025 meeting. Motion to approve the minutes as presented by Storms, seconded by Ogg, all in favor, motion approved.

JTK Investments – rezoning

Jared Koch of JTK Investments was present along with Bob Landis to discuss a proposed rezoning request. Mr. Koch operates an existing business along the west side of Route 897 and wishes to expand his business to allow for additional storage and parking area. He has discussed purchasing additional lands to the north of his existing business with Lucy Martin and Bob Landis to accommodate the expansion. As a result of their conversations, the individuals are petitioning to rezone 13.5 acres along the west side of Route 897 from Agricultural to Light Industrial, which is similar to the zoning currently existing for the business. The Planning Commission expressed some concerns with rezoning the entire acreage requested as there is no public water or sewer currently along the entire portion of the parcels. They also indicated they would like to preserve as much as agricultural lands as possible in the Township. However, the Planning Commission did acknowledge the restrictions on Mr. Koch's property and were generally supportive of expansion of his business. Mr. Koch stated that he would need approximately 3.5 acres to accommodate an expansion of his business to meet his needs. On a motion by Ogg, seconded by Ross, the Planning Commission recommended supporting a rezoning of approximately 3.5 acres to accommodate the expansion of Mr. Koch's existing business from Agricultural to Light Industrial in lieu of rezoning the petition as presented. All in favor, motion approved.

Syncarpha Solar Farm – Preliminary/Final Land Development

Carter McCann and Chris Sespico, P.E. were present from JHA Companies along with Jack Boorse, property owner on Silver Hill Road to discuss their proposal for a solar farm on the subject tract. The subject property of 71.6 acres is located on Silver Hill Road and adjacent to the PA Turnpike. There is an existing access driveway that will be used and expanded as part of the overall project off of Silver Hill Road. The proposal will not require any sewer or water usage. The subject property is bisected by two zoning districts, the AG-2 – Agricultural and FR – Forest Recreational and the proposal is shown within both districts. The applicant indicated that they have obtained special exception approval for the solar farm use in the AG-2 district and a variance for the portion in the FR district as it is not permitted within that district.

Mr. McCann reviewed the scope of the proposed solar farm indicating that they will be working with PP&L on the project. Mr. Sespico reviewed the stormwater management proposal and had questions regarding the review letter prepared by the Township Engineer dated March 18, 2025. They intend on taking feedback from this evening's

meeting to prepare their revised submission for review at a future PC meeting. Mr. Sespico indicated they would be seeking waivers from the driveway requirements of full paving (20' was requested at the access point onto Silver Hill Road), width (Township Engineer and PC suggested pullover spaces), and grade along with road improvements along the frontage of Silver Hill Road. Based on the traffic counts for the proposed use, no traffic study will be required and there are no sewer or water needs for the site, therefore those waivers will be removed. Landscaping was reviewed and the PC was generally supportive of the proposal shown on the submitted plans given proximity to existing vegetation and the Turnpike. All decommissioning requirements and agreements would be subject to approval by the Township Solicitor.

Following additional questions from the Planning Commission about the solar farm use, the applicant indicated that they will revise the plans and resubmit for review at a future meeting. No action was made on the plan or waivers and the plan was tabled.

Adjournment

Motion by Storms, seconded by Ross, all in favor, motion approved at 8:30 PM.

Respectfully submitted,

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

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