

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
January 23, 2020  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, January 23, 2020, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, Bob Witters, and Susan Lacy. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman, Troy Stacey

Guests: Richard Hoover, Todd Shoaf

**Reorganization:**

A motion was made by Terry Schmidt to retain the same positions as 2019 (Gary McEwen – Chair, Melissa Needles – Vice-Chair, Bob Witters – Secretary), seconded by Bob Witters, all in favor, motion carried.

A motion was made by Terry Schmidt to set the PC meeting dates as the 4<sup>th</sup> Thursday of each month except for November & December and the 2<sup>nd</sup> Thursday of the month for November and December, all at 7 pm; seconded by Melissa Needles, all in favor, motion carried.

**Minutes:**

Upon review of the October 24, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the minutes. A motion was made by Susan Lacy and seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

Pleasantview Welding, 5121 Horseshoe Pike, Land Development Sketch Plan  
(TPN 22-3-21, 22, 22.1 & 23)

-Application Dated 11/26/19; Plan Dated 11/26/19; Review Letter dated 1/6/2020

- The applicant's engineer Todd Shoaf and builder Richard Hoover were present on behalf of the applicant. This development is intended to expand the current Amish owned Pleasantview Welding operations on the western side of Reservoir Road. The sketch plan shows the consolidation of four lots, currently containing an approximate 20,000 SF manufacturing building and an agricultural operation and homestead into a single industrial lot. The existing structures on the property will be removed except for a 13,745 SF portion of the existing industrial (manufacturing) building. A new 57,051 SF manufacturing building is proposed on the lot, with full access off Reservoir and an exit-only driveway on Poplar Roads. Additional loading docks are proposed and truck turning diagrams have shown that trucks and emergency vehicles can navigate the site. Furthermore, based upon a traffic study a left turn lane from Rt 322 onto Reservoir and increased radii at the Poplar/Route 322 (western side) and Reservoir Rd/Route 322 intersections are proposed. The consultants noted minimal employee traffic (Amish employees) around 6 am and truck deliveries (~2 / day) around 8-11 am. Other trucks will come to load finished products timing won't conflict with normal employee traffic. Landscaping was discussed and street trees, basin plantings, screening of loading areas and softening of the building's front façade were recommended by the PC. The PC also indicated general agreement with a combined preliminary/final approval for this major land development

plan. No action was taken on the plan. Applicant will formalize a plan submission and discuss roadway improvements with PennDOT.

**Zoning Hearing Board/Conditional Use Applications** - None

**Pending Ordinances** - None

**Other Business**

Icedale Trail Feasibility Study – The project, to conduct a feasibility study in conjunction with West Brandywine Township and Brandywine Conservancy to construct a trail from Living God Church to Icedale Lake, was discussed. Concern was expressed over ensuring all affected property owners understand the full impact of any proposed. A motion was made by Bob Witters, seconded by Terry Schmidt, to recommend to the BOS that Melissa Needles and Susan Lacy be appointed to the Committee. All in favor, motion approved.

**Correspondence of Interest** - None

**Upcoming Meetings** - All dates subject to change

- February 5 – Board of Supervisors Workshop, 7:00 pm
- February 12- Board of Supervisors Regular Meeting, 7:00 pm
- February 13 – Trail Study Committee Regular Meeting, 7:00 pm
- February 20 – Park & Rec Board Regular Meeting, 7:30 pm
- February 27– Planning Commission Regular Meeting, 7:00 pm

**Adjournment**

With no further business, a motion to adjourn was made at 8:02 by Melissa Needles, seconded by Bob Witters. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
February 27, 2020  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 27, 2020, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, and Bob Witters. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman, Susan Lacy

Guests: John Pogue & applicant for John G. Stoltzfus Plan; William Brackley; Amy Althouse & guest

**Minutes:**

Upon review of the January 23, 2020 Planning Commission meeting minutes, a change was noted to the date of the meeting in the first paragraph. With no further comments, the Chair called for a motion to approve the minutes. A motion was made by Terry Schmidt and seconded by Bob Witters. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2020-2: John G. Stoltzfus Lot Line Change & Stormwater Plan (TPN 22-8-95)**

-Application Dated 2/11/20; Plan Dated 1/31/20; Review Letter dated 2/26/20

- The applicant and his engineer, John Pogue were present. The project was introduced noting that the applicant owns two adjoining parcels and proposed to annex 4 acres from the larger lot to the smaller lot in order to construct an accessory dwelling unit, residential garage and barn on the developed property. The other lot is vacant and in agricultural use. Jennifer Van Dyke went over the review letter noting that the resultant lots are compliance with Zoning requirements and the specific ADU requirements will be reverified at the time of building permit application. The plan was reviewed as a minor subdivision plan under SALDO and is generally in compliance with minor drafting items needing to be addressed and outside agency approvals obtained. Landscaping for minor subdivisions is at the discretion of the Township Planning Commission and after some discussion, the PC indicated that since this is an agricultural use, no landscaping is required. There are numerous stormwater and E&S comments, however, the applicant's engineer indicated that they can comply with all the comments without major changes to the layout as depicted. One waiver is requested for swale freeboard which the Township engineer has no objection to provided a calculation is provided showing the swale can handle the 100-year flow within its banks.

With no further discussion, Troy Stacey made a motion, seconded by Terry Schmidt, to recommend approval of the waiver from Section 311.3.E(2) with regard to swale freeboard and conditional final plan approval contingent upon Technicon's review letter dated February 26, 2020. All in favor, motion carried.

### **Zoning Hearing Board/Conditional Use Applications**

#### **ZH 2020-2 – Willam Brackley, III, 172 Morgantown Road, TPN 22-5-28.2; Variance from 27-1002.A.(1)**

Mr. Brackley was presented and noted that an apartment was constructed in the basement of his house for his son to live it. It contains a kitchen with cooktop, bedroom, living room and bathroom facilities. Only laundry facilities are shared with the main dwelling. The applicant indicated he does not want to remove the kitchen facilities to eliminate the “accessory dwelling unit” and is seeking zoning relief to allow the ADU on his lot which is less than the 2 acres required. He will obtain the necessary building permit/ADU permit for the dwelling unit if zoning relief is granted. There is an exterior access from the ADU. The other structure on his property is a barn used for storage. The ADU appears to have been discovered by an appraiser and reported to the Township. With no further discussion and noting that the PC’s position here will set a precedent for future ADU applications for zoning relief, a motion to recommend to the BOS a position of support the variance application was made and seconded; All in favor, motion passed.

Mr. Brackley indicated he would be out of town on the day of the Zoning Hearing and asked if his wife would testify. Jen Van Dyke indicated she would consult with the Township and they would respond to him.

#### **Pending Ordinances** - None

#### **Other Business**

Honey Brook Estates – an adjoiner to the Honey Brook Estates property, Amy Althouse and her guest, spoke to the PC about the developer for Honey Brook Estates contacting her about connecting her driveway to the proposed roadway, telling her that her sump pump pipe created additional wetland areas forcing plan changes and threatening to sue if she doesn’t agree to driveway changes. She also noted disturbance and regrading on the lot by the owner. Jennifer Van Dyke noted that Honey Brook Estates project is subject to a stipulation agreement which does not include review by the Planning Commission and cites certain layout/design criteria. It was noted that she should contact a land use attorney and she could refer any disturbance complaints to Chester County Conservation District / PADEP. Jennifer Van Dyke indicated she would check with the Township and another engineer in her office for awareness of changes and if there’s any other guidance for her consulting an attorney.

#### **Correspondence of Interest** - None

#### **Upcoming Meetings** - All dates subject to change

- March 4 – Board of Supervisors Workshop, 7:00 pm
- March 11- Board of Supervisors Regular Meeting, 7:00 pm
- March 17 – Land Preservation Committee, 7:00 pm
- March 19 – Trail Study Committee Regular Meeting, 7:00 pm
- March 19 – Park & Rec Board Regular Meeting, 7:30 pm
- March 26 – Planning Commission Regular Meeting, 7:00 pm

#### **Adjournment**

With no further business, a motion to adjourn was made at 8:01 by Melissa Needles, seconded by Troy Stacey. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
August 27, 2020  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, August 27, 2020, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, Troy Stacey, Susan Lacy and Bob Witters. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman

Guests: EB Walsh for Ford plan, Impact Engineering & Daniel Fisher, Ron Hershey, John Williamson, David King, Stephen Stoltzfus

**Minutes:**

Upon review of the February 27, 2020 Planning Commission meeting minutes, a change was noted to include Troy Stacey in the list of attendees. With no further comments, the Chair called for a motion to approve the minutes. A motion was made by Terry Schmidt and seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2020-4 James & Kimberly Ford Minor Subdivision Plan (TPN 22-8-41)**

-Application Dated 5/26/20; Plan Dated 7/14/20; Review Letter dated 8/14/20

- The applicant's engineer was present. The plan was introduced noting the one additional single-family dwelling lot was being proposed and improvements are designed for the new lot. The parent tract contains an existing dwelling. The review letter was discussed and it was noted that the plan complies with all Zoning requirements, are waiting outside approvals for water/sewer connections, and stormwater management complies. The PC determined that no landscaping is required due to the existing trees around the property. The applicant's engineer indicated they can comply with all provisions of the 8/14/20 Technicon letter.

With no further discussion, Troy Stacey made a motion, seconded by Melissa Needles, to recommend conditional final plan approval contingent upon Technicon's review letter dated August 14, 2020. All in favor, motion carried.

**#2020-5 Daniel K. Fisher Minor Land Development Plan (TPN 22-6-52.2)**

-Application Dated 7/22/20; Plan Dated 8/3/20; Review Letter dated 8/19/20

- The applicant and his engineer were present. The plan was introduced noting that Daniel intends to construction a rural occupation for his home builder / construction business. There's an existing house, accessory buildings and driveway on the 20-acre farm. The number of non-resident employees was discussed, and it was noted that he could comply with the Ordinance requirements. No outdoor storage is proposed, and a dumpster will be provided and screened. The PC indicated that gravel was acceptable as the parking area material except for the ADA spaces and no further landscaping is required. The applicant's engineer indicated that the balance of the review letter comments in the review letter for zoning, SALDO and stormwater can be complied with as can the SALDO and stormwater comments. It was noted that plan revisions have been submitted to Technicon and those will be reviewed prior to the BOS meeting to provide an updated review letter.

With no further discussion, Bob Witters made a motion, seconded by Melissa Needles, to recommend conditional final plan approval contingent upon Technicon's review letter dated August 19, 2020. All in favor, motion carried.

**#2020-6 74/96 Rock Road Lot Add-On Plan (Zook/Riehl) (TPN 22-9-16.3, 22-9-16.4, 22-9-16)**

-Application Dated 8/4/20; Plan Dated 6/25/20; Review Letter dated 8/20/20

- The applicant's surveyor was present. The plan was introduced and it was noted that land swaps were occurring between three properties to square off the two residential lots and increase the size of one of the lots from 1 acre to 3 acres. The farm parcel is annexing a total of 2 acres more or less from the existing 68 acres. It was noted that the resultant lots conform to ordinance requirements and the existing non-conforming lot areas are being improved. The plan complies with Ordinance requirements and only outside agency approvals including CCPC and a non-building waiver for sewage planning are outstanding.

With no further discussion, Troy Stacey made a motion, seconded by Melissa Needles, to recommend conditional final plan approval contingent upon Technicon's review letter dated August 20, 2020. All in favor, motion carried.

**Zoning Hearing Board/Conditional Use Applications**

**ZH 2020-5 – David King, 1063 Twin County Road, TPN 22-3-50, Variance from Section 27-1703.A.(9) and 27-1703.A.(5)**

Mr. King and his engineer John Williamson from Team Ag were present. Mr. King intends to construct a 36' x 200' poultry barn for 15,000 broilers on his 6.9 acre property. The proposed building will be 30' off the rear property line (100' required). He noted that a substantial amount of the lot is floodplain and he is trying to keep the barn away from the house and accommodate the truck traffic with the existing driveway. The PC noted that it may be possible to rotate the building on an angle to increase the 30' setback or a second driveway may be possible. The applicant indicated he's also working to site the building to maintain pasture. Manure management plan will be prepared and manure will leave the site. Property to the rear is agricultural as well.

With no further discussion, a motion was made by Melissa Needles, seconded by Troy Stacey, to recommend to the BOS a position of support for the variance application; All in favor, motion passed.

**ZH 2020-6 – Stephen Stoltzfus, 817 Compass Rd, TPN 22-6-41, Variance from Section 27-1705.F.(6)**

Mr. Stoltzfus was present and indicated that he is looking to construct a hoop greenhouse for the drying of tobacco. He indicated the building has no floor and questioned why it is considered impervious. Jennifer Van Dyke indicated that the solicitor has confirmed that the hoop buildings still count as impervious for zoning purposes but may be granted stormwater exemptions if certain requirements are met. The applicant intends to construct the building 25' from the rear lot line as opposed to the 60' required due to the location of other existing buildings on-site. The PC asked if there was anywhere else he could put the building to comply and he said no. The PC asked if it could be a temporary building, but Ms. Van Dyke indicated that temporary structures also need to comply with required setbacks. As for the impervious coverage, the site plan provided does not depict all impervious areas on-site based upon aerial views. Mr. Stoltzfus was instructed to submit a revised site plan to the Township to determine if relief from Section 27-1705.F.(7) is also required. The proposed building would increase the existing impervious coverage by 3%.

With no further discussion, a motion was made by Troy Stacey, seconded by Bob Witters, to recommend to the BOS a position of support for the variance application; All in favor, motion passed.

**Pending Ordinances** - None

**Other Business** - None

**Correspondence of Interest** - None

**Upcoming Meetings** - All dates subject to change

- September 2– Board of Supervisors Workshop, 7:00 pm
- September 9 - Board of Supervisors Regular Meeting, 7:00 pm
- September 17 – Trail Study Committee Regular Meeting, 7:00 pm
- September 17 - Park & Rec Board Regular Meeting, 7:30 pm
- September 21 – ZHB 2020-5, 7:30 pm
- September 24 – Planning Commission Regular Meeting, 7:00 pm

**Adjournment**

With no further business, a motion to adjourn was made at 8:22 by Terry Schmidt, seconded by Susan Lacy. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
October 22, 2020  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, August 27, 2020, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, Troy Stacey, Susan Lacy and Bob Witters. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman

Guests: John Williamson, David King

**Minutes:**

Upon review of the August 27, 2020 Planning Commission meeting minutes, no changes were necessary. With no further comments, the Chair called for a motion to approve the minutes. A motion was made by Troy Stacey and seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2020-7 David King, 1063 Twin County Road, Land Development Plan TPN 22-3-50**

-Application Dated 10/5/2020; Plan Dated 10/5/2020; Review Letter dated 10/14/2020

- The applicant and his engineer was present. Mr. King intends to construct a 36' x 200' poultry barn for 15,000 broilers on his 6.9 acre property as previously described during the PC review of his zoning hearing application. A variance was granted for the rear yard setback – the balance of the development complies with zoning. The PC discussed whether this would be a major or minor land development and since the driveway entrance is subject to PennDOT jurisdiction and the surrounding uses are agricultural, the PC determined a minor LD classification was appropriate. As for landscaping, it was recommended that trees be planted along the south side of the building to help with temperature control but no landscaping is required. The applicant intends to comply with the balance of the review letter except for the following two waiver requests:

- Section 22-502.1.B.(2)(e) to allow a deed plot to be used
- Section 22-503.1.B.(4) & 22-621 to not require monuments to be placed at property corners

With no further discussion, Troy Stacey made a motion, seconded by Susan Lacy, to recommend that the two waivers regarding use of a deed plot and placement of monumentation be granted provided that a formal stake-out of the building location is done. All in favor, motion carried.

With no further discussion, Terry Schmidt made a motion, seconded by Susan Lacy, to recommend conditional final plan approval of the minor land development plan contingent upon Technicon's review letter dated October 14, 2020 with the recommendation that trees be planted on the south side of the building. All in favor, motion carried.

**Zoning Hearing Board/Conditional Use Applications**

None



**Pending Ordinances** - None

**Other Business –**

West Caln: PC Members indicated that they will comment on this at their November 12<sup>th</sup> meeting. It was noted that the West Caln boundary runs the entire length of the southern boundary of Honey Brook Township.

Parks & Recreation Comprehensive Plan: PC members had general discussions as to recreational needs for all ages / abilities and active/passive opportunities, but no formal comments on the plan were made. Formal comments will be gathered at the November 12<sup>th</sup> meeting.

**Correspondence of Interest** - None

**Upcoming Meetings** - All dates subject to change

- November 4– Board of Supervisors Workshop, 7:00 pm
- November 11 - Board of Supervisors Regular Meeting, 7:00 pm
- November 12 – Trail Study Committee Regular Meeting, 7:00 pm
- November 12 - Park & Rec Board Regular Meeting, 7:30 pm
- November 12 – Planning Commission Regular Meeting, 7:00 pm
- November 17 – Land Preservation Committee Regular Meeting, 7:00 PM

**Adjournment**

With no further business, a motion to adjourn was made at 8:10 PM by Troy Stacey, seconded by Melissa Needles. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
November 12, 2020  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, November 12, 2020, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Melissa Needles, Vice-Chairperson. Commissioners present were Terry Schmidt, Troy Stacey, Susan Lacy and Bob Witters. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman, Gary McEwen

Guests: Keystone Court representatives, Victoria Wilson, Rich Vishneski (for Maple Inn property)

**Minutes:**

Upon review of the October 22, 2020 Planning Commission meeting minutes, no changes were necessary. With no further comments, the Vice-Chair called for a motion to approve the minutes. A motion was made by Bob Witters and seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2020-3 Keystone Court Sketch Plan, 2140 Horseshoe Pike (TPN 22-8-85.1B)**

-Plan Dated 10/13/2020; Sketch Plan Review Letter dated 11/5/2020

- The applicant, the park managers, the applicant's attorney and their engineer were present.

Keystone Court is looking to expand the existing 47-home MHP by 47 additional homes for a total of 94 units. The development will be to the east and south of the current park area. The site entrance/exit off Route 322 will remain in the same locations. Other associated proposed improvements include a trail, tot lot, maintenance building and a new pump station. The residents own the individual MH units and lease the "lot".

Jennifer Van Dyke noted from a Zoning standpoint, based upon the proposed sketch, density, property line setbacks and impervious coverage appears to be met, but variances would be required for:

- Not providing individual lots for each unit (6,000 SF req'd for a single-wide unit)
- Not providing a minimum lot width of 50' (where units are situated with the short side facing the road, the average width is 35')
- Not providing a front yard setback of 25' (setbacks will range from 5' – 20')
- Not providing side yard setbacks of aggregate 30', 5' min one-side;
- Not providing 30' between units, 20' proposed
- Placement of more than 5 units parallel to each other

The applicant indicated that the existing park does not have defined "lots" and does not plan to depict individual lots in the expansion area either for consistency. The expanded area will have defined typical lot layouts that clearly depict the maximum unit size, setbacks from the street, distance between units, shed locations, etc. Permanent driveways will also help delineate the "lots". They intend to comply with the maximum 80 SF shed size limit and placement requirements.

Jennifer Van Dyke noted that parking calculations need to be provided to depict exactly how the 2.25 spaces/unit are being provided and ensure that the required common parking area setbacks

are met. This parking requirement only applies to parking for the new units and new parking areas. The applicant indicated they would provide this information and felt they could comply.

In terms of open space, the Planning Commission felt a tot lot and trail was appropriate though the trail should be constructed of a durable material rather than mulch/wood chips. It was noted that the SALDO recreational requirements may exceed what is provided and a waiver would be necessary. They also noted that the trail should connect into the park at certain locations like parking areas / streets to avoid cutting through people's yards or having to walk the entire trail. The PC felt there was no space for a community building and did not feel strongly that one should be provided.

The applicant believes they can comply with the steep slope disturbance requirements and all riparian buffer/wetland margins. In terms of woodlands, the applicant presented historical imagery from 50+ years ago showing that the expansion area was not previously woodlands and stated that the area cleaned out was mostly brush / trash. Jennifer Van Dyke indicated that they need to provide detailed records of what vegetation (brush / trees) was removed from the expansion area in the last 3 years since the time of initial sketch plan application.

It was noted that the SALDO contains other MHP requirements which the applicant will need to comply with and/or seek waivers including a delineated lot for each unit, 30' separation between units, sidewalks and potentially parking of two vehicles at each lot. Fire hydrants will need to be provided per Ordinance requirements. Applicant indicated trash removal is unit by unit.

The applicant will prepare their zoning hearing application and the PC will be given a chance to comment on the formal application. No motions were made.

### **Zoning Hearing Board/Conditional Use Applications**

#### **Application 2020-7; Victoria Wilson; Grieson Road – special exception for limited-impact home occupation**

Ms. Wilson indicated that she was looking to seek a special exception to have a LIHO on the property within an accessory building on her property. She is seeking her FFA license to be an importer of certain firearms for wholesale to dealers. Firearms would be stored only for a short time between import and delivery to dealer. She has security measures in place and there would be no visual indication of the business. It was recommended that she consider an alternative storage location within the dwelling to be a no impact home occupation and/or alternative site because a special exception hearing requires public notice and direct notification of property owners within 500'. The Planning Commission took a position of support, motioned by Troy Stacey, seconded by Terry Schmidt; Three in favor, one against, one abstain (Bob Witters).

**Application was formally withdrawn on 11/13/2020.**

#### **Application 2020-8; Mike Reilly / JT & MR Properties LLC, 3125 Horseshoe Pike (22-8-1.6), special exception for multi-family dwellings in the MUR zoning district**

Mr. Vishneski, of D.L. Howell, was present to represent the plan. The applicant plans to redevelop the current Maple Inn property into a 24-unit townhome community. The applicant indicated that a sketch plan review by Technicon indicated the plan was in compliance with Zoning requirements except for the need for a special exception for the use itself, and that TDRs would be obtained to increase the allowable density to allow 24 units in lieu of the 16 allowed by right. Sufficient parking spaces to meet Ordinance requirements are met but it is recommended that additional spaces be provided in order for one guest space per unit be provided. The PC felt a tot lot was appropriate and indicated that a trail may not get much use given the limited size of the property. The PC agreed with the recommendation that this be a major land development plan. With no further

discussion, the PC took a position of support for the SE application, motioned by Bob Witters, seconded by Melissa Needles; Four in favor, zero against, one abstain (Susan Lacy).

**Pending Ordinances** - None

**Other Business –**

West Caln: It was noted that the plan includes the use of horses for transportation. The PC recommended that language be added regarding limiting use of horses during times of high temperatures and/or humidity. No other comments were made.

Parks & Recreation Comprehensive Plan: Susan Lacy indicated that she previously provided comments but it doesn't appear they were incorporated. PC members had no other comments.

**Correspondence of Interest** - None

**Upcoming Meetings** - All dates subject to change

- December 2– Board of Supervisors Workshop, 7:00 pm
- December 9 - Board of Supervisors Regular Meeting, 7:00 pm
- December 10 – Trail Study Committee Regular Meeting, 7:00 pm
- TBD – Zoning Hearing #2020-7 (now withdrawn)
- TBD – Zoning Hearing #2020-8

**Adjournment**

With no further business, a motion to adjourn was made at 8:30 PM by Bob Witters, seconded by Terry Schmidt. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer