

**Honey Brook Township Planning Commission
Regular Meeting Minutes**

January 23, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, January 23, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:05 p.m. by Chairperson Susan Lacy. Commissioners present were Joe Fenstermacher, Leslie Siebert, Gary McEwen, Alex Rahn and Greg Frederick; Michael Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

Absent: None

Guests: Honey Brook Borough Planning Commissioners, Honey Brook Borough engineer Christopher Falencki

Minutes

With no additions or corrections, a motion to approve the December 19, 2013, Planning Commission meeting minutes was made by Greg Frederick, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

**1. Landchester Properties - HB Community Church Expansion
Joint Discussion with Honey Brook Borough Planning Commission**

November 8, 2013 Sketch Plan Submission

December 24, 2013 - Preliminary Plan Submission

January 16, 2014 - HB Borough Review Letter #1

January 17, 2014 - TEI Review Letter #1

Randy Hoover, P.E., Team Ag and the applicant, John King, were present for this preliminary plan discussion. Christopher Falencki, P.E. referred to the Weiser Engineering Consultants letter dated January 16, 2014, and highlighted the following zoning issues:

- Question of whether zoning relief must be sought from Borough again because applicant has increased the square footage of the proposed new building from 9000 sf to 13,611 sf. Special exception was approved for 9000 sf building.

- Question of whether landscaping islands and plantings in the parking area required zoning relief as well. Mr. Hoover indicated that some landscaping islands were proposed. Mike Reinert suggested that since the majority of the parking for the project was within the Borough, that the applicant could follow Borough guidelines and request partial relief from the Township as it is a SALDO issue. Mr. McEwen agreed with the suggestion and the applicant will pursue this route.

There was some discussion around the ball fields. Joe Fenstermacher indicated that the Twin Valley Little League (TVLL) currently uses the fields and should be consulted about the proposed changes. Mr. King responded that they have been contacted and are aware of the construction affecting their field; and that the orientation of the field will change but still allow the 300 foot outfield. The previous owners had a recreational easement with the Township; Mr. Fenstermacher will check with Township administration to confirm this. The current applicant will need to redefine the easement as part of this project. It was recommended to confer with the TVLL to ensure they are satisfied with the proposed changes earlier rather than later in the process.

It was mentioned that the sidewalk apron on the Borough side needs work, and will the entrances to the residences be changed with regard to handicapped access? The Borough needs more clarification on the sidewalks and curbing existing and whether they require repair or modification.

There was discussion about the use of the buildings and Mr. King responded that they would have movable chairs to accommodate banquets or special events. They are anticipating one service on Sunday; no other days or times planning at this point. A fire drill has been done about a month ago.

In response to a question about lighting, Mr. Hoover responded that they are considering downward LED lighting, and street lighting that would be consistent with the Borough streetscape.

In response to the TEI review letter, Mr. Hoover mentioned that a phased plan may be used. Mike Reinert responded that any phased plan must be individually approved following preliminary plan and must be proposed to stand alone as its own project assuming future phases may not occur. All

improvements for the phase as well as financial security for the phase will be maintained until completion of that phase.

The stormwater plan has been reviewed and will be discussed further with DEP. A meeting is planned for next week between DEP and the applicant for an individual permit. Comments have been provided in advance of this meeting by the Township Engineer.

The applicant will address the review comments by both municipalities and resubmit a revised plan for review at a later meeting. No further action was taken.

2. Faulkner Tract

March 19, 2013 - Sketch Plan Submission

December 31, 2013 - Preliminary/Final Plan Submission

December 31, 2013 - Component 4A sewage planning module

January 17, 2014 - TEI Review Letter #1

Vic Kelly, Commonwealth Engineers, was present for the applicants. The proposed plan would subdivide 50 acres into four separate ten acre (approximately) lots. Three of the lots already have buyers with an agreement of sale with each considering single family dwelling construction and rural occupations for each property for woodworking and carpentry. No active farming is planned.

Mike Reinert referenced the TEI letter dated January 17, 2014. Several waivers are requested from the SALDO specifically from the installation of the private street improvement requirements. A request to proceed with a combined Preliminary and Final Plan submission has also been received. Deferral of a number of approvals, including NPDES permit, E&S control, stormwater management and individual lot improvements has also been requested.

Mike Reinert stated from the Township's standpoint, the installation of the private street is required in order to create the lots in the subdivision, and the additional impervious must be controlled with a stormwater management design. None of these improvements are proposed on the submitted plan and have been requested to be deferred to the lot owners at time of building permit application. Mr. Reinert expressed his concern with the requested procedure and recommended the design and improvements

for each are installed with this subdivision plan; not deferred to the future owners.

Mr. Kelly responded that escrow could be posted for the road and the stormwater plan would be associated with the improvements. However, the actual design and improvements would be done after the subdivision is approved. The owner prefers to record the subdivision, sell the lots and defer the improvements to the future lot owners. There is an agreement of sale in place for three of the lots with the owner.

Mr. Reinert reiterated his concern with deferring the common improvements of the installation of the private street and associated stormwater management for the street. A number of PC members shared the concern and it was suggested Mr. Kelly discuss this issue further with the owner before any further action is taken.

3. Cedar Craft - Benjamin Kauffman

December 16, 2013 - Copy of Land Development Plan submitted to West Caln Township received

December 30, 2013 - Letter from TEI to applicant regarding need for plan deferral request

January 13, 2014 - Land Development Waiver Request

January 16, 2014 - TEI Memo to PC re Waiver Request

Vic Kelly, Commonwealth Engineers, was present for the applicants. Mr. Kelly explained that this was a project located primarily in West Caln Township with a small portion of the tract within Honey Brook. The applicant is requesting a deferral of land development review to West Caln Township since all of the proposed project development is within West Caln Township. Mike Reinert referenced the TEI memo dated January 16, 2014, stating that the project site does drain into the Township, however with some additional recommendations would address his concerns. The recommendations are identified in the memo to ensure no impact to Honey Brook.

A motion to approve the request for deferral of land development review to West Caln Township provided the applicant complies with the recommendations in the TEI memo of January 16, 2014 was made by Gary McEwen, seconded by Joe Fenstermacher. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

1. January 15, 2014 - Swampy Hollow Manufacturing New Variance Application

Vic Kelly, Commonwealth Engineers, was present for the applicant. The property is located on Maple Street, north of the Borough, in the agricultural district. The applicant is seeking relief from three sections of the Zoning Ordinance for total size of principal rural occupation building, total land area encompassed by the rural occupation, and parking in front of the rural occupation building.

Previous Zoning Hearing Board application was denied in 2013. There was discussion around the square footage increase, parking in front vs. behind the building, and screening buffer in front. Mike Reinert explained that the current plan has maxed out the current zoning requirements. He suggested if the Township viewed favorably on the application, a condition of submitting a land development plan should be considered. Mr. Kelly stated he would be agreeable to that suggestion.

A question about the definition of a rural occupation was raised, which was clarified as being accessory to an agricultural use. Dick Reeder asked whether the zoning could be changed to industrial to accommodate the size of the project. Mike Reinert responded that was possible if the Township decided to proceed in that fashion, however it would result in a more lengthy process than a zoning variance application. In addition, the concern of spot zoning may open the issue up for challenge in the future.

A motion to support the variance(s) requested to the Board of Supervisors with the condition that the applicant submits a land development plan for the project was made by Gary McEwen, seconded by Alex Rahn. 4 in favor, 1 opposed (Frederick). The motion carried.

Pending Ordinances

1) On-Lot Sewage Management Ordinance

Discussion continued around the draft ordinance development. A question was raised regarding the goal for the meeting on January 30 with

Department of Environmental Protection (DEP). There is still some clarification needed as to who will provide enforcement if the ordinance is adopted. Joe Fenstermacher suggested tabling further development of the draft until feedback from the meeting with DEP, and confirming the Township's jurisdiction and enforcement role. Mike Reinert explained that DEP has already outlined the minimum standards required in Act 537 and has reviewed our draft document with no further comment. In addition, the supervisor of the Chester County Health Department also reviewed the draft and provided comments. Mr. Reinert will forward the comments to the PC in the near future.

Further consideration of the On-Lot Sewage Management Ordinance will take place after the meeting with DEP on January 30, 2014 at 10:30 am at the Township building.

Other Business

None

Correspondence of Interest:

None

Future Meetings - All dates subject to change

February 12th - Regular Board of Supervisors Meeting (7:00 pm)

February 13th - Planning Commission Workshop (7:00 pm)

February 20th - Parks & Recreation Meeting (7:00 pm)

February 27th - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn the meeting was made by Susan Lacy, seconded by Leslie Siebert. All in favor. None opposed. The motion carried. The meeting adjourned at 9:50 PM.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission