

**Honey Brook Township Planning Commission**  
**Regular Meeting Minutes**  
September 26, 2013

The Honey Brook Township Planning Commission held its monthly meeting on Thursday, September 26, 2013 at the Honey Brook Township Building. The meeting was called to order at 7:10 p.m. by Chairperson Susan Lacy. Commissioners present were Leslie Siebert, Gary McEwen, Alex Rahn, and Greg Frederick; Michael Reinert, P.E., Technicon Enterprises, Inc. (TEI), Township Engineer, was also present. Absent: Tracy Olsen

**Minutes**

With no additions or corrections, a motion to approve the August 29, 2013 Planning Commission meeting minutes was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

None

**Zoning Hearing Board/Conditional Use Application**

**1. Variance - Benco Associates, LLC - precautionary & prohibitive slope disturbance/permitted uses/timeline**

Todd Shoaf, RLA, Pioneer Management LLC, was present on behalf of the applicant. Richard Hoover was also present. The applicant is requesting several variances for a proposed non-residential access driveway in an area of precautionary and prohibitive slopes. The best location for an access drive would be off of Todd Rd in lieu of another access onto Route 10. In order to construct the access driveway to serve a future land development on what will be lot #4, disturbances will be necessary that exceed the ordinance criteria. The request is for zoning variances for precautionary and prohibitive slope disturbance and time extension to allow sufficient time to complete the subdivision/land development planning. A traffic study will be required for the land development.

Mike Reinert added that our Township ordinance currently allows residential driveways to go through prohibitive slope areas, but is silent on non-residential applications.

A motion to recommend to the Board of Supervisors to support the variance for precautionary slope disturbance was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

A second motion to recommend to the Board of Supervisors to support the variance for prohibitive slope disturbance was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

A motion to recommend to the Board of Supervisors to support the variance for a six month time extension was made by Greg Frederick, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

## **2. Special Exception - Hessian Co LTD (Peddler Inn property) - change of use**

The applicant was not present. Mike Reinert had previous discussions with the applicant regarding their plan to convert the current building use from a restaurant to offices, none of which are permitted by right in the Mixed Residential (MR) zoning district. The conversion of a non-conforming use to another non-conforming use requires a special exception. The result of the change would likely result in less traffic and impact to the community overall.

A motion to recommend to the Board of Supervisors to support the special exception application of Hessian Co., LTD for change of use from restaurant to offices was made by Alex Rahn, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

### **Pending Ordinances**

#### **1. Zoning Amendment - Retail Uses, Rural Occupation, Street Line**

Mike Reinert stated that he made some minor language modifications based on input from John Good, Township Solicitor, the Board of Supervisors and discussions at the last Planning Commission workshop.

A motion to recommend to the Board of Supervisors to adopt the zoning amendment on retail uses, rural occupation, and street line as written and advance to the Chester County Planning Commission for review was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

## **2. On-Lot Sewage Management Ordinance**

As discussed previously, the proposed ordinance draft will require resident review and education prior to adoption and implementation. The Planning Commission requested maximizing resident notification and public education prior to adopting the ordinance. A fall newsletter will be coming out, and information will be added to the Township website. It was suggested that the public education meeting should be advertised in several different areas to maximize public awareness.

Mike Reinert provided a draft version of a powerpoint presentation he would be recommending to be shown at an advertised public education meeting for the residents. The tentative date of this meeting is December 12th, however would be formalized through the Board of Supervisors. Mike explained the content would essentially be the same as shown in the draft, but would be customized based on any additional input from the group. The presentation would include guest speakers consisting of a soil scientist, sewage hauler, and designer/installer to assist in educating the public. Members were asked to review the draft prior to the next workshop and provide any input so the final presentation can be prepared.

## **3. Property Maintenance Ordinance**

Examples of rental inspection and property maintenance ordinances from Bechtelsville Borough and Heidelberg Township in Berks County were provided by Mike Reinert as requested at the last workshop meeting. Mike suggested the group should review these drafts further and discuss in more detail at a future workshop, possibly in November.

### **Other Business**

1. The next Planning Commission workshop will be October 10th with an agenda to focus on the comprehensive plan update. Brandywine Conservancy will be present to lead the discussions.

Dick Reeder commented that he heard the Borough is working separately on their plan rather than working jointly. There will be clarification on this by the next workshop.

2. Mike Reinert added that the William Beam property on Chestnut Tree Road submitted agricultural building permits to the Township, which require a formal stormwater management plan. Mike indicated that the applicant

has retained a consultant to prepare a plan on their behalf, however following review, the plan does not comply with all current requirements of a Category III plan per Chapter 20. The plan does appear however to comply with the Category II criteria and also comply with the eventual stormwater amendments forthcoming as a result of the recent approval of the Act 167 Countywide plan. The applicant may likely be requesting relief from the current ordinance requirements as a result. An informal survey of the members resulted in agreement with the plan as proposed and based on the engineer's satisfaction with same.

**Correspondence of Interest:**

1. Mike Reinert referenced the September 20, 2013 CCPC letter on Zoning Ordinance Amendment for kennels, boarding kennels, and animal shelters as information only. The Ordinance will be advertised for public hearing and potential adoption at the October Board of Supervisors meeting.

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

October 9th - Board of Supervisors Regular Meeting (6:30 pm)  
October 10th - Planning Commission Workshop (7:00 pm)  
October 17th – Park & Recreation Committee (7:00 pm)  
October 24th – Planning Commission Regular Meeting (7:00 pm)

**Adjournment**

With no further business, a motion to adjourn the meeting was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried. The meeting adjourned at 8:05 pm.

Respectfully Submitted,

*Leslie Siebert*  
Secretary, Planning Commission