

Honey Brook Township Planning Commission
Regular Meeting Minutes
October 24, 2013

The Honey Brook Township Planning Commission held its monthly meeting on Thursday, October 24, 2013 at the Honey Brook Township Building. The meeting was called to order at 7:10 p.m. by Vice Chairperson Gary McEwen. Commissioners present were Leslie Siebert, Gary McEwen, Tracy Olsen, and Greg Frederick; Michael Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

Absent: Alex Rahn, Susan Lacy

Guest: Glenn Bentley, AICP, Chester County Planning Commission

Minutes

With no additions or corrections, a motion to approve the September 26, 2013 Planning Commission meeting minutes was made by Greg Frederick, seconded by Tracy Olsen. All in favor. None opposed. The motion carried.

Guest Presentation

Glenn Bentley of the Chester County Planning Commission was present to discuss various questions about the Act 247 process with the Planning Commission. He has been visiting a number of municipalities in the County seeking comments and feedback regarding a potential new review format. Feedback was provided by members and Mr. Reinert. Mr. Bentley will consider all of the comments received and forward more information at a later date to all municipalities.

Subdivision/Land Development Applications

Henry S. Zook

October 4, 2013 - Preliminary/Final Plan Submission

October 18, 2013 - TEI Review Letter #1

Roger Fry, PLS was present on behalf of the applicant, Zook's Welding. He referred to a response letter dated October 23, 2013 which was drafted

in reference to the Township Engineer's review comments. The response letter has yet to be reviewed by the Township Engineer. The applicant is proposing to add portions of property to an existing parcel; and add a second building to expand the existing (welding) operations. There is some existing screening already in place along the southern boundary. Mr. Fry stated he was not seeking a formal recommendation at the meeting, however wanted feedback on two issues: minor vs. major land development submission designation and landscaping.

Mr. Reinert stated their office has reviewed the plan as a minor land development and appears to meet the intent of the minor submission criteria. There are no major changes or increases to current operations and parking proposed; merely redistribution of the existing business. Based on these comments, members' consensus was to treat this as a minor land development plan submission.

Regarding landscaping, discussion included recommending a buffer between the two uses. Mr. Reinert went through the landscape buffering trees as per the ordinance. The applicant wants something "reasonable," and agrees to screening the new building at the very least. Mr. Reinert offered to take photos of the existing conditions for further review by the Planning Commission at a future meeting. No further action was taken.

Lloyd King - 450 Gooseberry Lane

October 15, 2013 - Sketch Plan Submission & Supporting Documentation

October 18, 2013 - TEI Memorandum

Mr. King was present and wishes to move the building envelope approved as part of the Troy Stacey Subdivision in 2007 for lot #3. The relocation would result in the removal of additional woodland areas. Mr. Reinert explained that there were deed restrictions (covenants) placed on the open space and woodland areas of the approved subdivision plan back in 2007. The matter was discussed with the Township Solicitor and a letter issued dated September 24th with his comments.

Some discussion occurred regarding the standing of the original covenant. Members asked Mr. Reinert to obtain further information and background to the original agreement and subdivision approval before commenting further or making a recommendation.

Pleasantview Welding Expansion

October 17, 2013 - Time Extension to March 30, 2014

Mr. Reinert explained that the applicant is requesting a time extension of five months mostly due to the wetland issues present on the property and obtaining a joint permit from the PADEP/Army Corps. A motion to accept the time extension requested by Pleasantview Welding until March 30, 2014 was made by Greg Frederick, seconded by Tracy Olsen. All in favor. None opposed. The motion carried.

Cambridge Mennonite Church

October 17, 2013 - Time extension to February 25, 2014

A motion to accept the time extension requested by Cambridge Mennonite Church until February 25, 2014 was made by Greg Frederick, seconded by Tracy Olsen. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

1.) On-Lot Sewage Management Ordinance

The first public education forum is planned for December 12, 2013 in concert with the Township Town Hall Meeting.

2.) Property Maintenance Ordinance

This will continue to be addressed in further detail at the next Planning Commission workshop.

Other Business

The Planning Commission workshops for November and December will be determined at a later time due to the upcoming holidays and rescheduled regular meetings.

Correspondence of Interest:

None

Future Meetings - All dates subject to change

November 13th - Board of Supervisors Regular Meeting (6:30 pm)

TBD - Planning Commission Workshop

November 14th – Park & Recreation Committee (7:00 pm)*

November 21st – Planning Commission Regular Meeting (7:00 pm)*

*Date Change due to Holiday

December 12th - Town Hall Meeting/Onlot Sewage Public Education meeting

Adjournment

With no further business, a motion to adjourn the meeting was made by Greg Frederick, seconded by Tracy Olsen. All in favor. None opposed. The motion carried. The meeting adjourned at 8:35 pm.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission