

Honey Brook Township Planning Commission
Regular Meeting Minutes
October 25, 2012

The Honey Brook Township Planning Commission held its monthly meeting on October 25, 2012. The meeting was called to order by Chairman Mike France at 7:06 pm. at the Honey Brook Township Building. Commissioners present: Stacy Popp-Young, Leslie Siebert, Greg Frederick, and Mike France, Chairman; Jennifer McConnell, Township Engineer, was also present.

Minutes

A motion to approve the September 27, 2012, meeting minutes was made by Greg Frederick, and seconded by Stacy Popp-Young. All in favor. None opposed. The motion carried.

Mike France reported that he did attend the Board of Supervisors meeting in October and voiced the recommendations on behalf of the Planning Commission for the Rockville Mennonite Church – Conditional Use Application as noted in last month’s meeting.

Subdivision/Land Development Applications

None

Zoning Hearing Board/Conditional Use Application

Brian and Louise Yarnall
Building Permit Application on Tax Parcel: 22-2-8

Applicant Brian Yarnall was present to discuss a potential change to the Zoning Ordinance whereas Section 27-1602.C.b.1 restricts the cumulative footprint size of accessory buildings to the footprint of the principle dwelling. Mr. Yarnall had submitted a building permit for a 7200 sq. foot accessory pole building for storage of an antique vehicle collection that was denied, due to size, by the Township Building Code Official/Zoning Officer. Mr. Yarnall indicated that he has 19.5 acres on which his developed area is secluded from neighbors and feels that the size restriction is not justified for

large properties such as his. He indicated that does not intend to run commercial operations at the site.

Mike France expressed the consensus of the members that a recommendation to amend the zoning ordinance for this site was not favorable at this time. The intent of the Ordinance is to clearly keep accessory buildings subordinate to the principle dwelling/use of the lot. The Township doesn't want to encourage larger buildings that may, illegally end up being used as businesses. The Planning Commission, as a group, feels that the right path for Mr. Yarnall would be to appeal the decision on the permit application and seek a variance from the Zoning Hearing Board. The PC indicated that they would likely, upon receipt of an application for a variance, take a position of "no position" provided a condition of the variance would be that the building could not be utilized for commercial operations.

The applicant then stated that he submitted an application for a variance to the township yesterday (10/24/12). Discussion by members along with clarification by Township Engineer Jennifer McConnell, indicated that in an effort to move the process along for Mr. Yarnall, that as long as the variance is in conformance with the building permit application of September 6th, the PC would be willing to make a recommendation on the variance application.

A motion to take a position of "no position" for the variance application for the Yarnalls for the proposed 7,200 SF accessory building, provided that the variance application is found to be in conformance with the information provided on the building permit submitted on 9/6/12 for the same accessory building and provided that the building not be utilized for commercial operations in the future was made by Greg Frederick, seconded by Stacy Popp-Young. All in favor. None opposed. The motion carried.

The PC indicated that the variance application could be forwarded to the BOS and subsequently the Zoning Hearing Board without further review by the PC.

Pending Ordinances

None

Other Business

The dates for the regular November and December Planning Commission Meetings were discussed. Due to the fact that the regularly scheduled meeting date in November falls on the Thanksgiving holiday, the alternate date scheduled was November 15th. The PC considered the date of November 29th as an alternate due to a conflict with the Park and Recreation Committee meeting on the 15th, but selected the 15th as the date for the November meeting. The Township should either relocate the Park & Recreation Committee meeting scheduled for that night or reschedule the time as to avoid the conflict with the PC meeting. Due to the fact that the regularly scheduled meeting date in December falls in the Christmas holiday week, the alternate date proposed and confirmed by the PC is December 20th.

Correspondence of Interest

None

Future Meetings - All dates subject to change

November 14th – Regular Board Meeting (6:30 pm)

November 15th – Park & Recreation Committee (6:00 pm)* (Time changed due to conflict)

November 15th – Planning Commission Regular Meeting (7:00 pm) * Date changed due to holiday

November 20th – Land Preservation Committee (6:30 pm)

With no further business, a motion to adjourn the meeting was made by Stacy Popp-Young, seconded by Mike France. All in favor. None opposed. The motion carried. The meeting adjourned at 7:40 pm.

Respectfully Submitted,

Leslie Siebert,
Secretary, Planning Commission