

**Honey Brook Township Planning Commission**  
**Regular Meeting Minutes**  
November 21, 2013

The Honey Brook Township Planning Commission held its monthly meeting on Thursday, November 21, 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, Susan Lacy, and Greg Frederick; Michael Reinert, PE, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

Absent: Alex Rahn, Tracy Olsen

Guests: Supervisor Joe Fenstermacher, Supervisor John McHugh, Honey Brook Borough Planning Commission members, Chris Falencki, Borough Engineer, applicants and residents.

**Announcements**

Supervisor Joe Fenstermacher reported that Tracy Olsen would be stepping down from the Planning Commission and that he would be volunteering for appointment at next Supervisors regular meeting.

**Minutes**

With no additions or corrections, a motion to approve the October 24, 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. Lanchester Properties - Church Expansion**

**\*\*Joint Discussion with Honey Brook Borough Planning Commission\*\***  
**November 8, 2013 - Sketch Plan Submission**

Randy Hoover, P.E. of TeamAg and John King, Lanchester Properties, were present for the applicant. As previously discussed, Phase 1 of the project includes 33 apartments converting into Sunday School rooms and a new church sanctuary; resulting in 28 residences and adding counseling offices in the rear that would be open to the public. The project spans both the Borough and the Township municipal boundary therefore the presentation was held with both Planning Commissions this evening. The building, majority of the development and parking area is located within the Borough portion of the site; some parking and stormwater management facilities within the Township portion.

Additional parking is necessary for the full build-out. A traffic study has already been done, using Sunday morning as the projected time of busiest use. Two signs are being considered, one for the church and one for the counseling center. Other requirements were discussed such as landscaping of the bio-retention areas with shrubs and trees along the park. A review letter was provided by the Borough Engineer of the sketch submission since the majority of the development is located within the Borough. Discussion was held on how the review process would proceed moving forward and the Engineers will discuss this topic further upon submission

of a preliminary plan.

The applicants were hoping to present a preliminary plan by December. Consensus was that another Joint Borough and Township meeting to address the preliminary plan would be held, which would probably be best suited for January based on submission deadlines. No further action was taken.

## **2. Lloyd King - 450 Gooseberry Lane**

**October 15, 2013 - Sketch Plan Submission & Supporting Documentation**

**October 18, 2013 - TEI Memorandum**

**November 11, 2013 - TEI Memorandum on Conservation Easement History/Photo Exhibit**

As previously discussed last month, applicant Mr. Lloyd King was present and wishes to move the planned building envelope as shown on the approved Troy Stacey Subdivision plan, which would entail removal of additional woodland areas within a dedicated conservation easement on the property. Per the PC's request, Mr. Reinert obtained further information and background to the original agreement which was reviewed, referring to memos dated July 11, 2007 (RE: Baron Hill Farms Subdivision Sketch Plan) and memo dated November 11, 2013 Historical Background of Conservation Easement Establishment. Concerns were raised by several of the PC members regarding the preservation of Class 1 Woodland areas in the Baron Hills, maintaining the historical integrity of previous Township decisions related to the Troy Stacey Subdivision plan, and violating an approved conservation easement.

A motion to recommend denying the request for a modification to the approved building envelope and conservation easement to permit the development depicted on the sketch plan dated September 20, 2013 prepared by Della Penna Engineering, Inc. was made to the Board of Supervisors was made by Greg Frederick, seconded by Gary McEwen. All in favor. None opposed. The motion carried. The Planning Commission encouraged proposing an alternative development of the property to comply with the approved subdivision plan.

The applicant was advised to attend the December 11, 2013, Board of Supervisors meeting.

## **3. Henry S. Zook**

**October 4, 2013 - Preliminary/Final Plan Submission**

**October 18, 2013 - TEI Review Letter #1**

**October 25, 2013 - Preliminary/Final Plan Resubmission**

**November 4, 2013 - Photo Exhibit of Existing Landscaping (emailed to PC)**

**November 15, 2013 - TEI Review Letter #2**

Roger Fry was present with the applicant, Zook's Welding. As discussed in the previous month's meeting, the applicant is proposing an addition to an existing business in order to provide more storage for current (welding) operations.

Regarding landscaping and screening, the Planning Commission requested screening of the building with evergreen plants along the western parking area and deciduous tree plantings south of the proposed building expansion, which will serve as buffers to adjacent existing uses.

A motion for conditional final plan approval to the Board of Supervisors provided the application addresses the Township Engineer's letter of November 15, 2013 and propose plantings as requested was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

**4. Stoltzfus MFG-IP LLC (176 Westbrook Dr., King's Table Expansion)  
November 13, 2013 - Sketch Plan Submission**

Mike Reinert explained that a land development plan was done previously for this property in 2002. The property is located in the Industrial zoning district (McConnell Industrial Park). The project proposes an expansion of the existing business on the property, which primarily will affect parking and stormwater on the site.

A motion to accept the plan application as a minor land development was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

**Zoning Hearing Board/Conditional Use Applications**

None

**Pending Ordinances**

1.) On-Lot Sewage Management Ordinance

Mike Reinert reminded members of the first public education meeting on December 12, 2013 at 6:30 p.m. with the Township Town Hall Meeting to follow at 7:30 p.m.

2.) Property Maintenance Ordinance

This item will be revisited in further detail at the next Planning Commission workshop.

**Other Business**

Discussion around the next Planning Commission workshop was held and decided to commence again in 2014. Tentative dates in 2014 will be explored, possibly January 9th, at which time members will look at the Comprehensive Plan update. Susan Lacy presented a rough schedule for the 2014 meetings in conjunction with the Brandywine Conservancy.

**Correspondence of Interest:**

None

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

December 11th - Board of Supervisors Regular Meeting (6:30 pm)

December 12th - On-Lot Sewage Management Public Education Meeting (6:30 p.m.)

December 12th - Town Hall Meeting (7:30 p.m.)

December 19th – Planning Commission Regular Meeting (7:00 pm)\*

\*Date Change due to Holiday

**Adjournment**

With no further business, a motion to adjourn the meeting was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried. The meeting adjourned at 9:27 p.m.

Respectfully Submitted,

*Leslie Siebert*  
Secretary, Planning Commission