

Honey Brook Township Planning Commission
Regular Meeting Minutes
December 19, 2013

The Honey Brook Township Planning Commission held its monthly meeting on Thursday, December 19, 2013 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.

It was noted that Supervisor Tracy Olsen has resigned from the Planning Commission and Supervisor Joe Fenstermacher was appointed in her place.

Minutes

With no additions or corrections, a motion to approve the November 21, 2013, Planning Commission meeting minutes was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

1. Poplar Realty (Tabas Tract)

Mike Reinert stated that the applicant contacted his office and stated they would not be attending this evening. The engineer will make revisions based on the latest review letter and resubmit to the Township at a future date.

2. Ricmar Real Estate, LP

August 19, 2013 - Sketch Plan Submission

November 12, 2013 - Final Plan Submission

December 12, 2013 - TEI Review Letter #1

Allan Zimmerman, Commonwealth Engineers, was present for the applicant, Ricmar Real Estate, LP. The proposed plan would consolidate several parcels of land and then resubdivide them into two parcels with no development planned at this time.

Mike Reinert explained that this is a minor subdivision plan and was reviewed accordingly. The December 12, 2013 review letter was discussed and several items were clarified by the applicant and Township Engineer. The proposed use will be noted as agricultural for this subdivision plan. Additional notes will be added to the plans to address several of the other comments. A wetland report will be submitted and it was determined a waiver was not needed if received. A waiver will be requested for the stormwater management plan submission with a note to be added to the plans since no development is planned at this time. The applicant has addressed the side lot line requirement to meet the ordinance. Input was requested on the landscaping plan. The applicant indicated that future landscaping will be done on the land development plan per the SALDO and would prefer to defer it until that time.

A motion to recommend approval of the waiver request for stormwater management plan until submission of a land development for either lot to the Board of Supervisors was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

A motion for conditional final plan approval to the Board of Supervisors with a note added to the plan for landscaping to be proposed at time of land development submission in accordance with the SALDO was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

3. Maureen Miller

Mike Reinert stated that the applicant contacted his office and stated they would not be attending this evening. The engineer will make revisions based on the latest review letter and resubmit to the Township at a future date.

Zoning Hearing Board/Conditional Use Applications

1. Samuel & Judith Benne - Front Yard Setback, 247 Vincent Drive

Township residents Samuel and Judith Benne were present on their own behalf for their variance request for a proposed one story addition onto their existing home in order to accommodate a disabled family member. Discussion pointed out the hardship issues which directed the construction to the west side of the residence due to storm water runoff, existing utility trench

for cable and phone lines, electrical meter and sewer system components. A variance is requested to encroach into the front yard setback. It was noted that this is a corner lot and contains two front yards. The owners of the neighboring properties will be notified as part of the zoning application, however the applicants noted that they have not expressed objection to the project.

A motion to support the variance request from section 27-603.2.A of the zoning ordinance to the Board of Supervisors was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

Pending Ordinances

1) On-Lot Sewage Management Ordinance

Mike Reinert updated members of the first public education forum that was held December 12, 2013, in concert with the Township Town Hall Meeting, and provided copies of the most recent version of the draft ordinance. The draft ordinance is posted on the Township website and has been run by DEP with a positive response.

Discussion around the ordinance followed including input from Supervisor Joe Fenstermacher regarding previous ordinances (DAR and animal control) considered by the Township. Joe felt that this ordinance may be undermining the authority of the County Health Department and should be researched further. Joe suggested tabling further discussion of this draft until feedback from the County Health Department was obtained confirming the Township's authority for enforcing this ordinance.

Resident Willard Sunstein of Cupola Road provided written input regarding his research and opinion on septic system maintenance. He expressed his disagreement with the pumping requirement in the ordinance, preferring an inspection clause be added in place of the pumping requirement. Members requested additional time to review his submission.

A motion to table further consideration of the On-Lot Sewage Management Ordinance until next month was made by Alex Rahn, seconded by Joe Fenstermacher. Joe Fenstermacher will contact the Chester County Health Department and provide their response; members will read the information provided by Mr. Sunstein. All in favor. None opposed. The motion carried.

2) Property Maintenance Ordinance

Due to the On-Lot Sewage Management Draft Ordinance and Comprehensive Plan Update projects, this item will be revisited in a future meeting.

Other Business

The next Planning Commission workshop will be January 9, 2014 and future meetings are advertised as needed. The Planning Commission will focus on 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

January 6th - Reorganization Meeting/ Regular Board of Supervisors Meeting (6:00 pm)

January 9th - Planning Commission Workshop (7:00 pm)

January 16th - Parks & Recreation Meeting (7:00 pm)

January 21st - Land Preservation Meeting/ Farmer's Breakfast (8:00 a.m.)

January 23rd – Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn the meeting was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried. The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Leslie Siebert, Secretary, Planning Commission