

Honey Brook Township Planning Commission
Regular Meeting Draft Minutes
December 20, 2012

The Honey Brook Township Planning Commission held its monthly meeting on Thursday, December 20, 2012. The meeting was called to order by Greg Frederick (in Stacy Popp-Young, Vice Chair's absence) at 7:15 pm. at the Honey Brook Township Building. Commissioners present: Leslie Siebert, Susan Lacy, Greg Frederick, Max Dobles; Michael Reinert, Township Engineer, was also present.

Minutes

A motion to approve the November 15, 2012, meeting minutes was made by Max Dobles, and seconded by Susan Lacy. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

Azer Scientific

Flip Briton of Azer Scientific Inc. was present on behalf of the applicant. Mike Reinert summarized the proposed plan: the applicants are looking to expand their existing permitted industrial use in two building addition phases. Mike Reinert, referring to the TEI letter dated December 19, 2012, indicated that he has reviewed the main issues with the applicant and there is agreement on the comments.

Mike Reinert requested input from the commissioners on the continued use of gravel vs paving for the circulation areas on site; the township ordinance calls for "all weather" surface and either may be permitted. The rear of the site remains gravel since the use is minimal by tractor trailers to drop-off supplies. The front of the site is paved where parking is located and the site contains existing stormwater controls. There are currently six employees – maximum anticipated is fourteen but no target on the increase at this time. Greg Frederick asked about partial permeable paving or pavers. Mike Reinert stated that for this particular site, the use of permeable paving or pavers is not conducive due to the years of

compaction in the circulation areas. He would not recommend their use for stormwater in the travelled areas. The applicant stated there is a plan to pave at some point since their other site in Morgantown is paved.

Other comments by Mike Reinert included noting a previous enforcement action in 2006 regarding stormwater controls that were not installed per the original plan approved in the 1980's. He was successful in having stormwater controls installed in working with the previous owner to meet the enforcement corrective action.

Other comments raised by Mike Reinert included input on landscaping noting that a partial tree buffer was installed along the RV Industries boundary during the 2006 enforcement proceeding. There is no buffer along the rear property line. Stacy Popp-Young (entered the meeting during this discussion) asked about a tree line along the south boundary and the applicant responded there are existing trees located on the Stoltzfus property along this location. Max Dobles asked about the intent of the requirement for buffers, which Mike Reinert responded is to break up the property boundaries and can soften the look of an industrial area. Mike Reinert added that the township ordinance requires at least 26 trees, to include at least 6 canopy, 10 understory, and 10 evergreen along the rear property line since that seemed to be the area of greatest interest by the PC. Some discussion continued regarding the tree line. The property elevates at the back, and the trees would need to be planted on the hill. The discussion included the number of trees – ten evergreens along the rear property line was requested and the applicant stated that they are in agreement with this.

Mike Reinert confirmed that the applicant agrees to comply with the comments in the letter, and that no waivers were requested.

A motion to recommend conditional final approval of the plan for Azer Scientific with the inclusion of 10 evergreens along the rear property line was made by Greg Frederick and seconded by Susan Lacy. All in favor. None opposed. The motion carried.

Poplar Realty (Tabas Tract)

Mike Reinert explained that the applicant is requesting a 90-day time extension to April 23, 2013. The approval date is in January and they will not have enough time to comply with the Township's and outside agency

comments by that time. Mike mentioned that he went back to the project engineer to discuss the traffic study; and agreed they did not need to study all the intersections required by ordinance. Greison and Chestnut Tree, and the new intersection on Chestnut Tree are definite and Mike Reinert recommended Cupola & Greison as well as the new intersections on Greison be included in the study. Expect the applicant to request a partial waiver to omit the other intersections within a half mile of the tract.

A motion to recommend to the Board of Supervisors to grant a 90-day extension to Poplar Realty was made by Susan Lacy, seconded by Max Dobles. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Application

Berks County Communications Tower

The Township recommended a waiver of land development two months ago. The applicant, Berks County, is back to request a special exception, and a number of variances before the Zoning Hearing Board. Referring to the attachment Exhibit C, page 1: variances are requested for the height of the tower; a 12 x 32 ft equipment shelter; plan submission not including all items required of a preliminary plan; minimum distance from property line; landscaping requirements; tree removal of a certain size; bonding requirement of the Zoning Ordinance, and painting the tower (reference Exhibit C of application for full description)

A motion to recommend to the Board of Supervisors to take a position of no position was made by Stacy Popp-Young, seconded by Greg Frederick. Leslie Siebert and Susan Lacy in favor, Max Dobles opposed. The motion carried.

A second motion to recommend to the Board of Supervisors to consider the issues of limiting tree removal on the site, maintaining the landscaping requirements and the bond was made by Greg Frederick, seconded by Max Dobles. All in favor. None opposed. The motion carried.

Pending Ordinances

None

Other Business

The attached list of 2013 Township Planning Commission meeting dates

was reviewed and discussed, noting changes in August, and in November and December for the holidays.

A motion to approve the proposed meeting dates was made by Stacy Popp-Young, seconded by Susan Lacy. All in favor. None opposed. The motion carried.

Correspondence of Interest

None

Future Meetings - All dates subject to change

January 7th – Reorganization/Regular Board Meeting (6:30 pm)

January 15th – Land Preservation Committee (8:00am)

January 17th – Park & Recreation Committee (7:00 pm)

January 24th – Planning Commission Regular Meeting (7:00 pm)

With no further business, a motion to adjourn the meeting was made by Stacy Popp-Young, seconded by Greg Frederick. All in favor. None opposed. The motion carried. The meeting adjourned at 8:14 pm.

Respectfully Submitted,

Leslie Siebert,
Secretary, Planning Commission