

**Honey Brook Township Planning Commission**  
**Regular Meeting Minutes**  
March 27, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 27, 2014 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, Greg Frederick, Alex Rahn, Troy Stacy; Michael Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

The Planning Commission is joined by new member Troy Stacy, who was appointed by the Supervisors at the March regular meeting.

**Minutes**

With no additions or corrections, a motion to approve the February 27, 2014, Planning Commission meeting minutes was made by Alex Rahn, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**1. Poplar Realty (Tabas Tract)**

**March 4, 2014 - Preliminary Plan Resubmission**

**March 20, 2014 - TEI Review Letter #3**

Jon Tressler, P.E. of Boucher James was present on behalf of the applicant, Poplar Realty, whose principals were present as well. Mr. Tressler referenced previous discussions with the Township and provided a brief overview for everyone based on the turnover of the PC since the project began.

Mr. Tresslar wished to discuss the TEI review letter dated March 20, 2014. Some discussion occurred regarding the Class 1 woodlands along the northern boundary and western part of the site. Mr. Tressler explained that they have consulted with TEI and the Brandywine Conservancy, who have

walked the site and marked trees. There is a proposal to prepare a timber harvest and reforestation plan.

Mr. Fenstermacher asked whether transferable development rights (TDR's) apply for this project, which was affirmed by Mike Reinert to achieve the density proposed. Mr. Tressler confirmed that there is a contract in place purchasing the TDR's.

Referring to item 3a on page 4 regarding wetlands; Mr. Tressler stated that the site was surveyed in 2000. The applicants are asking for a waiver since they are not disturbing wetlands; the only disturbance is in the area of the sanitary line crossing, which requires a general permit from PADEP. Mike Reinert reminded members that the zoning ordinance requires a buffer around wetlands. Mr. Tressler agreed to provide the previous wetland study to TEI for review as an alternative.

Referring to item 3b on page 4 regarding trees; a waiver is requested for identifying each tree. Susan Lacy asked whether infestation has been considered and risks in replanting the same species. Mr. Tressler responded that they have consulted with a landscape architect, not a forester, and would be able to provide the report and recommendations to Susan Lacy for review.

The applicants are requesting a waiver from the requirement of road widening and curbing along the fronting roadways of the subject tract. Mike Reinert noted that the traffic consultant and Township Roadmaster recommended that Grieson Road be widened with drainage improvements and shoulder improvements be made on Chestnut Tree Road. He would agree with the traffic engineer's recommendations per their letter of November 21, 2013.

Mr. Tressler referred to the trail improvements and open space suggestions by the Brandywine Conservancy. The trail would be open to Township residents, with the idea that the Township would take it over at some point for maintenance. The athletic fields and tot lot/playground would not, they would remain the homeowners responsibility via an association, which would be phased in by the builders.

Mr. Tressler is requesting a waiver for level bottoms in the infiltration beds. Mike Reinert stated that the proposal would be consistent with the

proposed amendments to the Township's stormwater ordinance.

After considerable discussion regarding the pros and cons of the modification requests, the following recommendations were made:

A motion to recommend approval of the partial Request for Modification SALDO Section 22-502.D(1)(b)(3) provided the applicant forwards a copy of the previous wetland delineation to the Township Engineer was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

A motion to recommend approval of the partial Request for Modification SALDO Section 22-502.D(1)(d) provided the applicant forwards the reports from the professional landscape architect to the Township and implements any associated recommendations from the Brandywine Conservancy was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

A motion to recommend approval of the partial Request for Modification SALDO Section 22-607.1 & 22-607.2 to follow the recommendations noted in the Rettew letter from John Schick dated November 21, 2013 for road improvements along Grieson & Chestnut Tree Roads with no improvements required along Cupola Road was made by Joe Fenstermacher, seconded by Alex Rahn. Six in favor, one opposed (Siebert). The motion carried.

A motion to recommend approval of the Request for Modification SALDO Section 22-619 was made by Gary McEwen, seconded by Joe Fenstermacher. All in favor. None opposed. The motion carried.

A motion to recommend approval of the Request for Modification SALDO Section 22-625.5 and follow the recommendations of the Brandywine Conservancy pertaining to open space and recreational facilities was made by Joe Fenstermacher, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

A motion to recommend approval of the Request for Modification SALDO Section 22-627.7.A(1) was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

A motion to recommend conditional preliminary plan approval based on the applicant receiving approval of the modifications requested and compliance with the comments in the Township Engineer's review letter dated March 20, 2014 was made by Gary McEwen, seconded by Joe Fenstermacher, all in favor, motion carried.

## **2. Ricmar Land Development Sketch Plan**

**March 11, 2014 - Sketch Plan (Review Requested) Submission**

**March 25, 2013 - TEI Zoning Review Letter**

Allan Zimmerman, P.E. of Commonwealth Engineers, was present for the applicant. Richard Hoover of Hoover Building Specialists, LLC presented a history of the project and their desires for this project. Honey Brook Hardware approached them about a new building on lot #1 of their recent subdivision plan, which is zoned Industrial. The proposal consists of a demolition of the existing office and shop building and construction of a new facility. The building will be combination of retail shopping, storage and warehouse space. The proposal will further address parking, access/circulation, stormwater, sanitary sewer and public water.

Mike Reinert explained that the applicant needs a conditional use approval for the proposed plan since it exceeds 25,000 square feet of retail use. There was discussion around the planned parking areas for 195 spaces. Mr. Fenstermacher stated that he would like to see covered parking space for the horse and buggy transportation. Mike Reinert offered that it is not in the current ordinance that horse parking is required, but agreed it was a valid planning comment. Members responded they would also like to see this and the applicant was in agreement with this recommendation.

Mr. Zimmerman explained that there would be a setback requirement from the residential area to the east, which would provide a buffer between the two uses. There is a pond, wetland and floodplain on the adjacent lot (lot #2).

Mike Reinert stated that this sketch plan was informal discussion only and no action was required at this time. The applicant had requested a zoning review from the Township Engineer to determine any necessary relief from the proposed plan prior to proceeding with formal applications.

### **3. Zook Welding Land Development**

#### **March 13, 2014 – Non-Building Declaration & Planning Waiver**

There was no one present for the applicant. Mike Reinert explained that the action needed at this time was authorization for the PC Chair to sign the planning waiver and non-building declaration to address sewage planning for the land development plan. This plan was conditionally approved by the Township previously.

A motion to have the Planning Commission Chair sign the planning waiver was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried.

#### **Zoning Hearing Board/Conditional Use Applications**

Cambridge Mennonite Church - Conditional Use (TEI Letter 2/28/14)

Chris Della Penna, P.E., Della Penna Engineering, Inc., was present for the applicant. The applicant is requesting to build an addition to an existing church building for classrooms. Representatives for the church were also present and indicated that there were no further plans to expand the church, only Sunday School rooms and area for vacation bible school.

Referring to the February 28, 2014 TEI letter, the Conditional Use hearing is scheduled for April 9, 2014 with the Township Board of Supervisors. Mike Reinert stated that this is a lot consolidation plan however falls about 1/3 of an acre short of the 2 acre minimum by ordinance. He also noted that this proposal will need to obtain land development approval from the Township. As for the zoning portion of the plan, the PC had no further issues for discussion at this time.

A motion to recommend conditional use approval to the Board of Supervisors was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

## **Pending Ordinances**

### **1) Property Maintenance Ordinance**

Action on this item had previously been tabled due to the commencement of the Comprehensive Plan Update. Members were asked to review the International Property Maintenance Code (IPMC) and the sample ordinances from similar Townships that Mike Reinert had previously provided. Mr. Reinert further explained that under the current ordinance, TEI has been conducting annual inspections of mobile home parks in the Township for over ten years. Due to limitations in the ordinance, some of the violations observed during the inspections cannot be cited, therefore it was recommended the Township should consider additional regulations to address those shortfalls. Last month it was decided that this item would be added to the March PC meeting agenda.

Mr. Fenstermacher requested that this item be taken off the agenda as he is waiting supplemental information from the Township Solicitor as to whether the ordinance could apply exclusively to rental properties and mobile home parks. He also proposed that the Township have a joint meeting with the Borough to discuss this topic since there is some overlap.

Susan Lacy will contact Brandywine Conservancy to see if the comp plan discussion can be delayed in order to discuss this topic at the May workshop meeting.

### **2) Draft Ordinance for Accessory Apartments**

Mr. Fenstermacher stated that in light of the other issues on the agenda, this item can be tabled for now and revisit at a later time.

### **3) Rural Occupation Draft Ordinance Amendments**

Mr. Fenstermacher stated that in light of the other issues on the agenda, this item can be tabled for now and revisit at a later time.

## **Other Business**

None

**Correspondence of Interest:**

None

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

April 9th - Regular Board of Supervisors Meeting (7:00 pm)

April 10th - Planning Commission Workshop (7:00 pm)

April 17th - Parks & Recreation Meeting (7:00 pm)

April 24th - Planning Commission Regular Meeting (7:00 pm)

**Adjournment**

With no further business, a motion to adjourn the meeting was made by Gary McEwen, seconded by Alex Rahn. All in favor. None opposed. The motion carried. The meeting adjourned at 9:42 PM.

Respectfully Submitted,

*Leslie Siebert*

Secretary, Planning Commission