

**Honey Brook Township Planning Commission
Regular Meeting Approved Minutes**

April 24, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, April 24, 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, Troy Stacy. Alex Rahn was absent. Michael Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

Minutes

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

Subdivision/Land Development Applications

1. Faulkner Tract

March 4, 2014 - Preliminary Plan Resubmission

March 20, 2014 - TEI Review Letter #3

Victor Kelly, Jr., P.E., Commonwealth Engineers, was present for the applicant. Mr. Kelly referred to the Township Engineer's review letter dated April 11, 2014. He also referred to the revised consideration of Waiver Requests letter dated April 24, 2014, mostly related to the private street construction.

Mr. Kelly requested input from the Commissioners on the presence of sidewalks. With ten acre lots, there are no neighborhoods planned. There was a general consensus of the PC that sidewalks would not be required.

There was discussion on landscaping. A waiver is requested for minor subdivision, and landscaping is discretionary if the waiver is granted. The intent of the development is to maintain the existing trees to satisfy the landscaping requirements.

Mr. Reinert explained that most of the review letter refers to the waiver requests. There was limited discussion on most of the waiver requests listed in the letter, except for 22-613.6.A. Relief was requested for the construction of a gravel private street, instead of paving. Lot #1 will maintain ownership and maintenance of the roadway. The pros and cons of paving vs. gravel were discussed, including Mr. Reinert's explanation that the paving standard for private streets is the same as public streets under the current ordinance. Mr. Reinert recommended paving of the private street to assist in the stability of the roadway, maintaining the integrity of the stormwater management facilities and reducing the potential of erosion and sediment damage. Noting that this is a private street, for use by the families and a rural occupation, several options were suggested, including types and depths of gravel and less stringent paving cross sections such as airport mix. The owner representative reminded members that the traffic is primarily horse traffic and a major delivery truck may enter once a month.

Mr. Kelly said that a 6 inch base of 3-A modified stone, with 4 inch top of smaller stone or airport mix would be acceptable.

With further discussion on paving aside, a motion to recommend granting the waiver requests as listed in the April 11, 2014 TEI memo, EXCEPT for the paving request under Section 613, was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

Discussion on paving continued and Mr. Fenstermacher questioned whether the Township has ever previously granted a waiver on the private street paving standards. Mr. Reinert responded that in other municipalities he serves, they have allowed a lesser paving standard on private streets. This is the first private street proposed since the Knob Hill streets were dedicated. Under that development, the initial plan approval was for private streets, then a subsequent Board decided to take dedication of the street system, which used a lesser paving standard than what was required for a public street. An amendment was passed in 2010 addressing this situation by requiring the same cross section for both public and private streets.

With no further discussion, a motion to recommend granting a partial waiver request from 22-613.6.A for the applicant to use a private street cross section of 6 inch (minimum) 3-A modified stone base with a 2-1/2 inch (minimum) compacted thickness of ID-3 paving (airport mix) was made by Joe Fenstermacher, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

A motion to recommend to the Board of Supervisors that conditional approval of this final plan based on satisfying the Technicon review letter of April 11, 2014 and approval of the waivers as recommended was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

2. Stolfzus MFG-IP LLC (176 Westbrook Drive, King's Table Expansion)

March 31, 2014 - Final Minor Land Development Plan Submission

April 15, 2014 - TEI Review letter #1

Vic Kelly, Commonwealth Engineers, was present for the applicant. He referred to the TEI letter dated April 15, 2014. The applicants are expecting to comply with the comments in the letter and submit a revised plan for review at a future meeting.

Mr. McEwen asked about storm water. Mr. Kelly responded that there are issues with infiltration but they are working these out with the Chester County Conservation District with a submitted plan and are awaiting their comments. Mr. McEwen stated that the landscaping plantings will need to comply with NPDES and Township ordinances. Mr. Kelly said the lot has wetlands and woodlands already and additional plantings will be proposed in the stormwater areas.

Mr. Reinert suggested some additional screening along the northern property boundary. The applicant will revise and update the submission and revisit at a later time.

3. Maureen Miller

April 17, 2014 - Extension Request

There was no one present for the applicant. Mr. Reinert referred to an extension of time request from Mesko Engineering Associates, Inc. dated April 17, 2014 for the review of this plan under the MPC.

A motion to recommend to the Board of Supervisors to approve the extension of time request for the review and action of the Maureen Miller plan to June 30, 2014, was made by Gary McEwen, seconded by Greg Frederick. All in favor, one abstain (Mr. Fenstermacher). The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

1) Property Maintenance Ordinance

A draft of this ordinance is forthcoming based on conversations held at the workshop meeting on April 10th. John Good, Township Solicitor, is working on the draft of the ordinance with Mr. Reinert's office. It should be prepared for review and discussion at next month's meeting. The matter was tabled until that time.

2) Inspection and Certification of Sanitary Sewer Line Ordinance

A copy of this draft ordinance was provided from the Sewer Authority Solicitor for review and comment by the Township. Mr. McEwen had several questions in reference to the draft document.

Upon closer review, it was noted by several members that there were some sections missing from the document. Mr. Fenstermacher attempted to contact Toni Antonini during the meeting to clarify the omissions.

A motion to table this document review until the complete draft document is made available was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

3) Recycling Ordinance

Mr. Reinert explained that Toni Antonini has been working with the Department of Environmental Protection (DEP) on this ordinance draft, which is mandated by DEP. Members were asked to review and comment. Mr. Fenstermacher suggested that West Brandywine's Ordinance be utilized as a model, and he offered to rewrite Honey Brook Township's draft using it as a guideline for the next meeting.

There was consensus on this suggestion and members will await an update on the document.

Other Business

None

Correspondence of Interest:

Mr. Fenstermacher asked whether there were any volunteers who could attend the April 29, 2014 Brandywine Creek Greenway Draft Strategic Action Plan workshop at the Downingtown

Country Club. Please let Toni know.

Upcoming Meetings - All dates subject to change

May 8th - Planning Commission Workshop (7:00 pm)

May 14th - Regular Board of Supervisors Meeting (7:00 pm)

May 15th - Parks & Recreation Meeting (7:00 pm)

May 20th - Land Preservation Committee Meeting (6:30 pm)

May 22th - 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 Greg Frederick . All in favor. None opposed. The motion carried. The meeting adjourned at 8:48 PM.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission