

Honey Brook Township Planning Commission
Regular Meeting Minutes
June 26, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, June 26, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:03 p.m. by Chairperson Susan Lacy. Commissioners present were Joe Fenstermacher, Leslie Siebert, Gary McEwen, Troy Stacy, Greg Frederick; Jennifer Mc Connell, Technicon Enterprises, Inc. (TEI), Township Engineer, was present.

Guests: Toni Antonini, Township Administrator

Absent: Alex Rahn

Minutes

A question was raised from the audience regarding the sanitary line ordinance discussed in the minutes and it being no longer necessary. It was explained that this was related to an ordinance to allow the Sewer Authority to inspect sewer lines for I&I (inflow and infiltration) but the Sewer Authority was able to address the issue through a resolution by its own Board. This differs from the on-lot sewer management ordinance that would require pumping and maintenance of systems on a regular basis. That Ordinance is still required by DEP but its adoption has been put on hold while further public education continues as allowed by DEP. With no additions or corrections, a motion to approve the May 22, 2014, Planning Commission meeting minutes was made by Gary McEwen, seconded by Greg Frederick. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

1. Hoover Building Specialists (Ricmar) Land Development Plan

March 11, 2014 Sketch Plan (Review Requested) Submission

March 25, 2014 TEI Zoning Review Letter

May 14, 2014 - Preliminary Plan Submission

June 20, 2014 - TEI Review Letter #1

There was no one present for the discussion. Jennifer McConnell, TEI, explained that the NPDES and PennDOT permit applications are in the process of being completed. The applicant is expected to comply with the parking recommendations. The applicant will submit a conditional use application to the township and expects to return to Planning Commission in July. On behalf of TEI, Jennifer indicated that there were no other major concerns in terms of Ordinance compliance with the project .

2. Maureen Miller

February 4, 2014 - Final Plan Resubmission

February 19, 2014 - TEI Review Letter #2

June 5, 2014 - Final Plan Resubmission

June 20, 2014 - TEI Review Letter #3

The applicant was not present for the discussion.

Referring to the TEI Review letter dated June 20, 2014, Jennifer McConnell explained this is a proposal for a lot line adjustment - Parcel A represents a 2 acre piece taken off of existing Lot 2, which will be added to Lot 1. The lot line adjustment is needed in order to satisfy Act 319 requirements due to an ownership change. There is no violation of Natural Lands Trust conservation easement. There are no proposed improvements on the property. The only outstanding review letter comments are monumentation, showing the existing septic on Lot 1 and access road width/material, and approval of the non-building declaration for Lot 2.

Per the undated Mesko Engineer letter, received 6/25/14, there is one waiver request for monumentation, due to heavily wooded site.

Joe Fenstermacher inquired why the applicant was not present. Toni Antonini responded that applicants don't always attend Planning Commission meetings but are recommended to attend the Board of Supervisors meeting in which the discussion of their application will occur.

A motion to recommend to the BOS that they grant the waiver from monumentation was made by Troy Stacy, seconded by Leslie Siebert. All in favor. None opposed. The motion carried.

A motion to recommend conditional final plan approval based upon compliance with Technicon's June 20, 2014 letter to the Board of Supervisors was made by Gary McEwen, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

3. Pleasantview Welding

January 15, 2013 - Sketch Plan Submission

August 9, 2013 - Minor Land Development Plan Submission

August 20, 2013 - TEI Review Letter #1

June 10, 2014 - Minor Land Devel Plan Resubmission

June 20, 2014 - TEI Review Letter #2

James Haigney, project manager, was present with the applicant, Jake King, who is requesting approval of a plan for expansion of the existing Pleasantview Welding site, with a building expansion and a new pole barn along with additional paving, stormwater facilities and revised parking/loading areas. An extension request for Pleasantview Welding to August 31, 2014, was made in last month's meeting.

James Haigney explained that three waivers were being requested for raised islands for parking bays, stormwater basin side slopes and the diameter/material of the basin outlet pipe. Jennifer McConnell indicated that previous land development plans for the site received waivers from the raised islands due to the truck traffic on site. In addition, Jennifer McConnell reminded members that the new Stormwater Ordinance adopted in May contained revised basin design criteria – and that the proposed outlet pipe size and basin slopes would be permitted under the new Ordinance, however the plans are governed under the prior Ordinance criteria. On behalf of TEI, Jennifer expressed no opposition to the 3 waiver requests.

Gary McEwen asked whether the turning radius has been looked at? The response was they have done this and the turning diagram was shown on Sheet 1.

In response to Joe Fenstermacher's question for clarification of the abbreviations, James Haigney explained about each of the abbreviations, included CCCD (Chester County Conservation District), E&S (Erosion & Sediment Control), USACE (US Army Corps of Engineers) and

confirmed that approvals are being sought from the agencies and require coordination due to impacts to wetlands for the proposed construction.

A motion to recommend to the Board of Supervisors approval of (3) waivers for SALDO Section 22-617.3B (Raised islands for parking bays), 22-627.A.(1) (maximum 4:1 side slopes for detention basins), and 22-627.7.C (minimum sized basin pipe of 18", required material to be reinforced concrete pipe) was made by Gary McEwen, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

This applicant will be back in July with updates and to seek final plan approval.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

1) Property Maintenance/Mobile Home Park Amendment

Susan Lacy stated that this item is tabled to August due to the engineer's (Mike Reinert's) absence

2) Rental Unit Ordinance

Susan Lacy stated that this item is tabled until August due to the engineer's (Mike Reinert's) absence

Other Business

None

Correspondence of Interest:

Susan Lacy referred to the email from Alex Rahn noting his resignation from his position on the Planning Commission. Susan and Toni Antonini asked whether any member has a suggestion for a replacement. A suggestion was made to inquire about a representative from the Amish community to see if anyone is interested and willing to serve. Toni will inquire of Gideon Stoltzfus to see if he is willing to serve again, or knows of anyone who might.

Upcoming Meetings - All dates subject to change

July 9th - Regular Board of Supervisors Meeting (7:00 pm)
July 15th - Land Preservation Committee Meeting (7:00 pm)
July 16th - Planning Commission Workshop - Comp Plan Update (7:00 pm)*
July 17th - Parks & Recreation Meeting (7:00 pm)
July 24th - Planning Commission Regular Meeting (7:00 pm)
*PC workshops are now the 3rd Wednesday of the month

Adjournment

June 26, 2014

With no further business, a motion to adjourn the meeting was made by Gary McEwen, seconded by Leslie Siebert. All in favor. None opposed. The motion carried. The meeting adjourned at 7:41 PM.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission