

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

July 24, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, July 24, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:06 p.m. by Chairperson Susan Lacy. Commissioners present were Joe Fenstermacher, Leslie Siebert, Gary McEwen, Troy Stacy; Jennifer Mc Connell, Technicon Enterprises, Inc. (TEI), township engineer, was present.

Guests: Toni Antonini, Township Administrator

Absent: Greg Frederick

Minutes

With no additions or corrections, a motion to approve the June 26, 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. Gideon E. Stoltzfus Jr. Subdivision

June 17, 2014 - Final Minor Subdivision Plan

July 10, 2014 - TEI Review Letter #1

July 25, 2014 - Sewage Planning Module - Authorize PC Chair to sign upon receipt of a complete Component I

John Pogue, of Lake Roeder Hillard & Associates, and Gideon E. Stoltzfus Jr., applicant, were present. The applicant has a 98 acre site extending on both sides of Todd Road and wants to subdivide off a lot to build a house for himself and his family. The site is entirely cultivated and the proposed lot is next to the Mennonite School.

Jennifer McConnell, TEI engineer, and Mr. Pogue have discussed the items in the July 10, 2014, review letter and TEI has confidence they can comply with the requirements and revise plans in accordance with the review letter. The presentation tonight is primarily for guidance on landscaping.

The applicant's plan would propose a residence on the subdivided lot in the northeastern corner of the property, along Welsh Road. The rear of the proposed lot and the residual tract will remain in cultivation. A landscaping sketch was distributed to the PC members as a basis for discussion; the applicant is working with a landscape designer for the overall plan to include shade trees, and street trees that are complementary to the house and the neighborhood with some buffering toward the school. The landscaping proposed was suitable to the Planning Commission.

Two waiver requests were noted in conjunction with the plan, Section 22-503.D for formal Wetlands Identification, since there is no development planned in this area – wetlands mapping based upon the National Wetlands Inventory is acceptable; and Section 20-311.C.5 for Swale Freeboard for 6” instead of 12”, in a small drainage area. On behalf of TEI, Jennifer McConnell had no objections with these requests. A motion to recommend that the BOS grant the two noted waivers was made by Gary McEwen, and seconded by Troy Stacy. All in favor. None opposed. The motion carried.

A motion to recommend conditional final plan approval provided the requirements of the July 10, 2014

TEI review letter are met and the landscaping as per the sketch presented at the meeting is shown on the final plan was made by Joe Fenstermacher, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

A motion to authorize the Planning Commission Chair to sign the Component 1 Sewage Planning Module, once approved by the Chester County SEO, was made by Gary McEwen, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

2. Stoltzfus MFG - IP LLC (176 Westbrook Drive, Kings Table Expansion)

November 13, 2013 - Sketch Plan Submission

March 31, 2014 - Final Minor Land Development Plan Submission

June 24, 2014 - Final Minor Land Development Plan Resubmission

July 11, 2014 - TEI Review Letter #2

Allan Zimmerman, Commonwealth Engineers was present for the applicants. Mr. Zimmerman reviewed the project with the Planning Commission which includes an expansion of the existing King's Table building and additional parking. The original stormwater basin to the rear of the property was oversized during the original land development to allow for additional impervious cover on the site in the future, however the sizing only addressed peak runoff rates. Since the original land development approval, there are now requirements for groundwater recharge and water quality that the applicant is required to meet.

Jennifer McConnell, TEI, explained that the applicants are requesting a waiver from Sections 22-627.4.B and 627.8.D, to utilize volume credits from the use of amended soils to address the groundwater recharge requirements and promote infiltration/evapotranspiration to the greatest extent practicable on the site for which there was a 0.0 in/hr field-tested infiltration rate. The applicant is proposing a rain garden with amended soils in the bottom and an overexcavation of the existing basin to install amended soils. These measures are in line with NPDES requirements as well as the Township's new stormwater ordinance (adopted May 14, 2014) and the applicant is required to obtain an NPDES permit which will require professional oversight of the amended soil installation. TEI has no objection to the requested waivers.

A motion to support the waiver requests for Sections 22-627.4.B. to allow volume credits for amended soil installation consistent with NPDES design and 627.8.D. to allow for infiltration facilities with a field-tested 0.0 In/Hr Perk Rate, was made by Gary McEwen, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

A motion to grant conditional final approval subject to compliance requirements in the TEI review letter dated July 11, 2014 was made by Joe Fenstermacher, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

3. Hoover Building Specialists (Ricmar) Land Development Plan

March 11, 2014 Sketch Plan (Review Requested) Submission

May 14, 2014 - Preliminary Plan Submission

July 8, 2014 - Preliminary Plan Resubmission

July 18, 2014 TEI Review Letter #2

Allan Zimmerman, Commonwealth Engineers, was present, along with Richard Hoover (applicant) and other employees of Hoover Building Specialists.

Jennifer McConnell explained that this is the site of the existing Hoover Building Specialists building. A recent subdivision plan consolidated seven existing parcels and resubdivided them into two lots, one for the proposed development including a new Hoover Building Specialists office/warehouse and retail space including Honey Brook Hardware. The other lot created, to the east of the subject lot, is owned by

the owner of Honey Brook Hardware and recently obtained a zoning variance to have a single-family dwelling on it. The proposed retail space on the subject lot exceeds 25,000 SF in area and requires Conditional Use Approval. A hearing for the Conditional Use is scheduled for the August 13th Board of Supervisors meeting.

Mr. Zimmerman addressed the issues in the TEI review letter dated July 18, 2014. The first discussion was over the 20 proposed "reserve" parking spaces behind the Hoover Warehouse building. A total of 256 spaces are required for the project based upon the parking requirements in the Zoning Ordinance, but the applicant feels that the actual number of spaces is substantially less. Jennifer McConnell noted that the Ordinance allows the applicant, with BOS approval and documentation that the required parking exceeds the actual parking need by 125%, it is possible to designate up to 50% of the required spaces as "reserved parking". Reserved parking is parking which is planned for in terms of layout, landscaping, and stormwater management, but does not have to be installed at the initial time of construction. The Ordinance requires a financial security to be posted for the reserved parking spaces for a period of 5 years from the installation of the initially constructed spaces. The Planning Commission indicated that they concur that the proposed amount of parking is excessive and would recommend that the applicant place additional parking beyond the 20 spaces currently shown in "reserve" and would also like to see them consider more tree islands for shade coverage. It was asked whether there were alternatives for posting security for 5 years since the actual time of construction of the retail spaces, other than Honey Brook Hardware is unknown. TEI indicated that they would follow-up with the Solicitor.

Jennifer McConnell stated that curbs and sidewalks are generally required in the Commercial-Industrial districts unless deemed unnecessary by the BOS and are also a conditional use requirement for Retail Uses over 25,000 SF. Planning Commission members were in agreement that sidewalk was not necessary in this area at this point and curbing along Horseshoe Pike was not necessary, but noted that the applicant does intend to curb the driveway radii. Fire hydrant locations were also discussed and a hydrant shall be installed on the southern side of Horseshoe Pike for the proposed development.

Jennifer McConnell asked whether there were any other conditions outside of the requirements of the land development that the Planning Commission wanted the BOS to consider in the Conditional Use hearing for the retail space. There were no other comments raised by members.

Regarding the SALDO ordinance, Mr. Zimmerman reviewed the expected waiver requests to determine if there were any objections or considerations. The below waivers were discussed and while no formal action was taken, the Planning Commission had no objections.

- §22-615.3.A.(1) - proposed access point within 200 feet of existing access drives; based on lot frontage and existing access drives, there is no means of meeting this requirement
- §22-615.3.C to allow a driveway entrance exceeding 36 feet with a painted median instead of raised curbing due to truck traffic
- §22-627.4.C.(2) with regard to water quality to allow only ~5% of the site impervious to be drained to non-structural BMPs versus the ~13% required; requirement would be met under new stormwater ordinance regulations.
- §22-627.7.A.(1) to allow a flat bottom basin for infiltration
- §22-627.7.B to allow inverts of incoming pipes to the basin to be at bottom of basin elevation and not 6" above due to limited slope across the site
- §22-627.7.C to allow a basin outlet pipe slope of 0.63% instead of 1% due to limited slope across the site.
- §22-627.7.H to allow basin discharge point on adjacent property, provided permanent stormwater easement/agreement is obtained from owner and provided to the Township

The proposed Landscaping Plan would require waivers for the requirements not being met since this is a major Land Development plan. It was noted that the required street trees and stormwater plantings

have been provided in full per Ordinance requirements. The proposed landscaping plan requires the following waivers:

- §22-629.5.E - Partial waiver to allow a screening buffer on side lot lines and a portion of the rear lot line, at 50% of what is required by ordinance. The rationale is the plantings are too dense, and would not be viable in the long term. Discussion ensued about the options and the Planning Commission noted that the Ordinance required plantings may be excessive but would like to see a section view of what the proposed landscaping would look like at the time of installation and after a few years of growth.
- §22-629.6.B.(1) Partial waiver to not require parking islands every 15 contiguous parking spaces and at the end of parking rows for parking behind the warehouses and for the row of parking in front of the retail. Gary McEwen offered that he did not see a problem with 1-2 islands up front. The applicant would rather put more trees around the perimeter than take up space in front. They are willing to revisit this with options at a later time. The Planning Commission would like to see additional shade trees in parking areas and relook at the landscaping and layout after the reserve parking areas discussed earlier are revised.
- §22-629.6.B.(4) for a non-residential parking lots being 112 spaces instead of the 100 space maximum. As noted earlier, the Planning Commission is in favor of additional spaces being placed in reserve. This waiver request will be looked at further once the parking lot layout is revisited by the applicant.
- §22-629.6.C.(1) regarding a partial waiver for perimeter filtering buffer for parking, proposing 70% of the required deciduous trees and 1/3 of the required evergreens along Horseshoe Pike.
- §22-629.7.A for not planting the required additional plantings for non-residential structures due to the extensive other landscaping required as noted above and site layout configuration.

Mr. Zimmerman indicated that they are not looking for formal recommendations on the waivers or plan tonight as they await feedback from PennDOT on the driveway entrance, PADEP on the Post-Construction Stormwater Management Controls for their NPDES permit, and US Fish & Wildlife on the potential bog turtle habitat. Joe Fenstermacher asked the applicant whether he could talk to Mr. Kemper, across 322, about what is being done with regard to the driveway entrance, as a courtesy.

Jennifer McConnell indicated that action was needed on the extension request letter dated July 24, 2014. A motion to recommend granting the one year extension to receive approval for the proposed Land Development was made by Joe Fenstermacher, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

4. Pleasantview Welding

July 17, 2014 - Time Extension to December 31, 2014

Jennifer McConnell indicated that the applicant is working on outside agency approvals and action was needed on an extension request. A motion to recommend granting the extension to December 31, 2014, was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

5. Cambridge Mennonite Church

July 17, 2014 - Time Extension to February 26, 2015

Jennifer McConnell indicated that the applicant is working on plan revisions and outside agency approvals and action was needed on the extension request. A motion to recommend granting an

extension to February 26, 2015, was made by Joe Fenstermacher, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

Ricmar/Hoover Building Specialists - Conditional Use - Retail Space > 25,000 SF. See above discussion on the Ricmar/Hoover Building Specialists land development plan.

Pending Ordinances

Property Maintenance/Mobile Home Park Amendments

Susan Lacy stated that this item is tabled to August.

Other Business

None

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

August 13th - Regular Board of Supervisors Meeting (7:00 pm)
August 20th - Planning Commission Workshop (7:00 pm)
August 21st - Parks & Recreation Meeting (7:00 pm)
August 27th - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn the meeting was made by Susan Lacy, seconded by Gary McEwen. All in favor. None opposed. The motion carried. The meeting adjourned at 8:50 PM.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission