

Honey Brook Township Planning Commission
Regular Meeting Minutes
August 28, 2014

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, August 28, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Chairperson Susan Lacy. Commissioners present were Joe Fenstermacher, Leslie Siebert, Gary McEwen, Troy Stacy, and Greg Frederick; Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was present.

Minutes

With no additions or corrections, a motion to approve the July 24, 2014, Planning Commission meeting minutes was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. The motion carried.

Subdivision/Land Development Applications

Cambridge Mennonite Church Land Development – Final Plan

There was no one present for the applicant. A motion to table the plan until the applicant is present to discuss the project was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. The motion carried.

Hoover Building Specialists (Ricmar) Land Development Plan – Preliminary Plan

Mike Reinert explained that the applicant asked to be taken off the agenda to address outstanding PennDOT issues. The only action needed at this time is the signing of the Component 4A Sewage Planning Module by the Chair of the PC.

A motion to recommend that the Chair sign the Component 4A sewage planning module was made by Joe Fenstermacher, seconded by Leslie Siebert. All in favor. The motion carried.

Swampy Hollow Manufacturing - Lot 1 & 2 McConnell Park – Sketch Plan

Vic Kelly, P.E., of Commonwealth Engineers, Inc., was present for the applicant. Referring to the sketch plan, Mr. Kelly noted that the project consists of a 25,000 square feet building with a proposed expansion of 16,00 square feet on the property. Mr. Kelly indicated he believed that the applicant could comply with the comments in the TEI review letter of August 21, 2014.

Mr. Kelly requested guidance on whether his application could be considered a minor land development. Mike Reinert stated that the PC could consider it because it is development within an already approved industrial park, however he suggested submission of a traffic analysis for the proposed business should be part of the application.

A motion to recommend the project presented could be considered a Minor Land Development provided the applicant submits a traffic analysis of the proposed business was made by Joe Fenstermacher, seconded by Troy Stacy. All in favor. The motion carried.

Poplar Realty/Tabas

Mike Reinert explained that the only action needed at this time is the signing of the Component 4A Sewage Planning Module by the Chair. The full planning module is still under review and is currently open for public review and comment.

A motion to recommend that the Chair sign the Component 4A sewage planning module was made by Gary McEwen, seconded by Greg Frederick. All in favor. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

Ordinance 176-2014 Honey Brook Township Property Maintenance Ordinance

Mike Reinert distributed a revised copy of #176-2014 and a letter dated August 25, 2014 from the Township Solicitor. The letter from John Good stated his concern about the scope of the ordinance applying only to “mobile homes” or mobile home parks. One of the options discussed with John Good and the Engineer included removing the specific nature of mobile homes only and using the actual scope of the IPMC, which would pertain to all structures. The Township policy of complaint driven enforcement would continue to be utilized.

There was more discussion around the issue of the scope of the IPMC, applying to residential structures (external vs. internal), common facilities and structures in the entire Township vs. “manufactured home parks.” There are issues of privacy that concern the members, and how much regulation that the Township should exercise over residents.

Troy Stacy voiced his opposition to the ordinance as it stands. Gary McEwen and Leslie Siebert asked for more time to review the details in the next month. Greg Frederick would like to go forward with it, as does Joe Fenstermacher.

Mike Reinert asked for members to review and send comments to him via email and he will include all of the member’s comments in the PC packets in advance of next month’s meeting for review and discussion.

2. Ordinance 177-2014 /Mobile Home Park Amendments

There was general discussion around the proposed ordinance which included comments from Gary McEwen about the possibility legitimacy of one of the parks buying natural gas in bulk. Mike Reinert will look into that for next meeting’s discussion.

Other Business

1. Micro-Tower Zoning Ordinance Regulations

Mike Reinert explained that the Supervisors requested input from the Planning Commission regarding this topic. A handout was provided by the Township Solicitor for review. Mr. Reinert mentioned the Board was looking for any comments to the Supervisors as to whether this

evolving issue should be proactively researched further to address the future appearance of these micro-towers in the community. Members inquired as to what other adjacent municipalities were doing at the current time before offering further comments.

2. A letter from resident Terry Schmidt was distributed to members. Mr. Schmidt is a prospective candidate who would like to be considered for the Planning Commission. In response to requests for more information about the candidate, the candidate will be invited to the next Planning Commission meeting.

Correspondence of Interest:

None

Adjournment

With no further business, a motion to adjourn the meeting was made by Susan Lacy, seconded by Gary McEwen. All in favor. The motion carried. The meeting was adjourned at 8:52 PM.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission