

**Honey Brook Township Planning Commission
Regular Meeting Minutes
September 25, 2014**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, September 25, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:04 p.m. by Chairperson Susan Lacy. Commissioners present were Joe Fenstermacher, Leslie Siebert, Gary McEwen, and Troy Stacy; Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was present. Absent: Greg Frederick

Minutes

With no additions or corrections, a motion to approve the August 28, 2014, Planning Commission meeting minutes was made by Gary McEwen, seconded by Troy Stacy. All in favor. The motion carried.

Subdivision/Land Development Applications

1. Cambridge Mennonite Church

This plan was tabled from the previous month's meeting due to no one present on behalf of the applicant. No one was present at the meeting, therefore it was tabled again until next month.

2. Maureen Miller Lot Line Adjustment

Mike Reinert explained that the only action needed was a motion to sign the planning waiver and non-building declaration for this previously approved lot line adjustment plan. With no further discussion, a motion to authorize the Planning Commission Chair

to sign the Non-Building and Planning waiver was made by Gary McEwen, seconded by Troy Stacy. All in favor. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

1. Ordinance 176-2014 Honey Brook Township Property Maintenance Ordinance

Mike Reinert had asked for comments prior to the meeting and Susan Lacy had emailed one comment prior to the meeting about an issue with a rooming house. Mr. Reinert indicated they can incorporate this suggestion into the proposed ordinance.

Gary McEwen handed out a prepared list of his written comments for review and discussion. The majority of Mr. McEwen's concerns centered around the interpretation of the code by the inspecting agency official and requiring a structure in violation to be upgraded in its entirety to current building code requirements. Mr. Reinert clarified what the code can and cannot require of an applicant in violation and explained the typical enforcement process of the property maintenance code in general. Mr. Reinert further explained how the enforcement process would proceed upon adoption in the Township, reminding members that the current Supervisors policy is reactive to complaint only, not proactive enforcement, unless required as part of another ordinance.

One of Mr. McEwen's comments pertained to the number of unlicensed vehicles permitted on a property by the IPMC. Mr.

Reinert stated it was fairly common for a Township to allow a maximum of one vehicle. Discussion ensued and it was decided to revise the draft to allow a maximum of one vehicle.

Further discussion ensued regarding the remainder of Mr. McEwen's comments and following explanation/responses from Mr. Reinert, it was decided that no other changes were necessary for the proposed draft ordinance.

With no further discussion, a motion to advance the draft property maintenance ordinance to the Board of Supervisors for review and comments without coming back to the Planning Commission was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. The motion carried.

2. Ordinance 177-2014 /Mobile Home Park Amendments

It was noted that general wording changed the term mobile homes to manufactured housing. Mike Reinert clarified that natural gas in one of the parks is not being purchased in bulk as was previously inferred. No other changes to this draft were suggested.

With no further discussion, a motion to advance the manufactured home park amendment to the Board of Supervisors for review and comments without coming back to the Planning Commission was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. The motion carried.

Other Business

1. Jonas Fisher - Component 1 Planning Module -

Mike Reinert explained that the only action needed was for the PC chair to sign off on the sewage facilities planning module Component 1.

With no further discussion, a motion to authorize the Planning Commission Chair to sign the Component 1 Planning Module was made by Gary McEwen, seconded by Troy Stacy. All in favor. The motion carried.

2. Micro-Tower Zoning Ordinance Regulations

This topic came up at last month's meeting. The Board requested input from the Planning Commission as to whether to pursue this issue further. Township Solicitor John Good recommended a law firm from West Chester if the Township chose to move forward with review of existing ordinances and propose amendments. Mike Reinert indicated that a few Townships east of Honey Brook and a Township in Bucks County, as indicated in the article, is pursuing this topic.

Mike Reinert provided a copy of a recent article in Township News entitled "Cellular Attack," about Townships and small cell towers.

Gary McEwen suggested taking a proactive approach to address the future appearance of these cell towers. Joe Fenstermacher asked Mike Reinert to inquire of Toni Antonini to request a second legal opinion from Chip Haws and provide feedback to the Commission.

3. Planning Commission Vacancy

Susan Lacy stated that four individuals have expressed interest in the vacancy on the Planning Commission. Bob Witters (present)

indicated his willingness to fill an interim position if there were no other applicants.

Terry Schmidt (present) stated that he has lived in the Township since 2007. With no prior experience in Township government, it is his desire to give back to his community. He indicated that he would have a lot to learn and be willing to go to classes on the municipal planning code. His schedule would allow for meeting attendance.

Wes Darby (present) stated he has lived in the Township for over 45 years. He previously served on the Planning Commission and as a Supervisor for 6 years in the past. His schedule will allow for meeting attendance. He liked what was accomplished during his term and would like to see this continue.

A third candidate, Doug Eversmeyer was not present.

The members will discuss and make a recommendation to the Supervisors.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

October 8th - Regular Board of Supervisors Meeting (7:00 pm)

October 15th - Planning Commission Workshop (7:00 pm)

October 16th - Parks & Recreation Meeting (7:00 pm)

October 23rd - Planning Commission Regular Meeting (7:00 pm)

*PC Workshops are now the 3rd Wednesday of the month

Adjournment

With no further business, a motion to adjourn the meeting was made by Joe Fenstermacher, seconded by Gary McEwen. All in favor. The motion carried. The meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission