

**Honey Brook Township Planning Commission
Regular Meeting Minutes
October 23, 2014**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, October 23, 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, Troy Stacey, Terry Schmidt, and Bob Witters; Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was present.

The Chair recognized and welcomed two new members joining the Planning Commission as of this month: Terry Schmidt and Bob Witters.

Minutes

With no additions or corrections, a motion to approve the September 25, 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 – Final Land Development Plan

Chris Della Penna was present for the applicant. He reminded members that they were last before the Planning Commission in March. They have since gone through the conditional use process and obtained approval through that hearing in April 2014. The plan before the Planning Commission is last revised July 29, 2014 and the Township Engineer issued a review letter dated August 18, 2014. The applicant did not appear at the last two meetings, therefore the plan was tabled.

Mike Reinert stated that this is a minor plan and contains three waiver requests under stormwater. He also noted that the requests would be fully compliant under the new ordinance however this plan is vested under the previous ordinance, therefore relief would technically be necessary. Mr. Reinert had no objections to the waivers.

A motion to grant the three waiver requests noted in the Della Penna Engineering, Inc. letter dated August 15, 2014 was made by Troy Stacey, seconded by Gary McEwen. All in favor. The motion carried.

Mr. Della Penna raised a question about the proposed specification for the paving cross section of the parking lot. The church would like to request a reduction of the cross section from the SALDO requirement. Discussion followed around the use of the

property and different options, such as 6" base, 2" binder, and 2" wearing course. The church was in agreement with the suggested revised cross section as noted.

A motion granting partial relief from §22-613.6.A and allowing a reduced paving cross section of 2" binder & 2" wearing course was made by Bob Witters, seconded by Joe Fenstermacher. All in favor. The motion carried.

With no further discussion, a motion to grant conditional final plan approval to the Board of Supervisors subject to satisfying the conditions in the August 18, 2014, TEI review letter was made by Bob Witters, seconded by Gary McEwen. All in favor. The motion carried.

Swampy Hollow Manufacturing – Final Land Development Plan

Vic Kelly, Commonwealth Engineers, was present on behalf of the applicant, Ivan and Levi Stoltzfus, who were also present. Mr. Kelly stated that the proposed plan can comply with the October 17, 2014 Township Engineer review letter.

The applicant is requesting whether the Township would accept a letter from a traffic engineer with an outline of the traffic needs for the property to comply with the traffic study mentioned as part of the sketch plan discussion. Mr. Reinert stated that he would be willing to accept documentation from a traffic engineer outlining the information discussed given it is a minor land development plan. He noted that a previous traffic study was completed for the entire industrial park years ago.

Mr. Kelly stated that there is no waiver request letter yet, but he wants to offer some preliminary thoughts related to a reduction in the parking lot paving cross section specifications. There is expected to be an average of one-two deliveries per day; they can do heavy duty and lighter duty areas. In addition, regarding landscaped islands, they can do landscaping for shielding without islands, proposing to keep landscape buffering along the frontage. They are requesting to go with lighter screening on the rear industrial side, between Kemper Industries. They would propose to add street trees along Westbrook Drive, and along Wimpy & Dee's. Finally the proposed stormwater system would technically discharge within 50 feet of a downgradient property, although it would be conveyed by a swale installed as part of the original development system. Mr. Reinert stated he would not have an objection to the location as proposed.

Susan Lacy asked for clarification about # 11 a: specifically "a section of woodlands will be removed," and why removing and planting at the same time? Mr. Kelly responded they would be taking out scrub area where it is overgrown not specific trees. A number of existing trees will be maintained as shown on the plans.

Mr. Kelly confirmed that they have not yet submitted the proposed plan to Conservation District. He will make modifications based on the Commission's input and come back to a future meeting.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

Susan Lacy inquired as to the status of the adoption of the two draft ordinances discussed at last month's PC meeting regarding the manufactured home ordinance and property maintenance ordinance. Mike Reinert stated the Supervisors authorized advertisement of the draft ordinances for possible adoption at the November meeting. The draft ordinances may be reviewed by the public prior to the public hearing on November 12th.

Other Business

Jonas Fisher - SWM Plan - Waiver Requests

Kim Graybill of Pioneer Management LLC was present for the applicant, Jonas Fisher, who wishes to construct a house and barn on his parent's 135 acre farm property. The building is proposed in the center of the site, accessed by a long driveway.

The storm water plan has been submitted and reviewed by TEI with a review letter dated October 1, 2014. A waiver request letter was sent to the Township dated October 10, 2014 for two areas of relief from Chapter 20, specifically in the following areas:

- 1) Relief from the 72 hour dewatering requirement for the infiltration trench
- 2) Relief from the longitudinal and side slope requirements for the proposed swale draining to the stormwater facility.

The proposed plan is trying to stay under the one acre disturbance requirement for NPDES, therefore the applicant would prefer to limit earth disturbances on the project. TEI does not have any objections to the requested relief.

A motion to recommend approval of the waiver from Chapter 20-306.J.3 for dewatering of the infiltration facility was made by Bob Witters, seconded by Gary McEwen. Six commissioners in favor, one opposed (Fenstermacher). The motion carried.

A motion to recommend approval of the waiver from Chapter 20-311.C for longitudinal and side slope of the proposed swale was made by Troy Stacey, seconded by Joe Fenstermacher. All in favor. The motion carried.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

November 12th - Regular Board of Supervisors Meeting (7:00 pm)

November 18th - Land Preservation Committee Meeting (7:00 pm)

November 19th - Planning Commission Workshop (7:00 pm)

November 20th - Planning Commission Regular Meeting (7:00 pm)

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

**Note Date Change due to Holiday

Adjournment

With no further business, a motion to adjourn the meeting was made by Joe Fenstermacher, seconded by Troy Stacey. All in favor. None opposed. The motion carried. The meeting was adjourned at 8:11 PM.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission