

**Honey Brook Township Planning Commission
Regular Meeting Minutes
December 18, 2014**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, December 18, 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 Gary McEwen, Leslie Siebert, Troy Stacey, Terry Schmidt, and Bob Witters; Joe Fenstermacher was absent. Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present.

Minutes

With no additions or corrections, a motion to approve the November 20, 2014, Planning Commission meeting minutes was made by Gary McEwen, seconded by Bob Witters. All in favor. The motion carried.

Subdivision/Land Development Applications

Hoover Building Specialists – Preliminary Land Development Plan

Allan Zimmerman of Commonwealth Engineers, Inc., was present for the applicants and provided an update on the progress of the project. Mr. Zimmerman stated that they had discussed the road improvements along the frontage of the property with PADOT, which will include a center turning lane on Route 322 with some road widening. They are close to approval on the PADOT HOP and the NPDES permit from PADEP. Mike Reinert added that the traffic engineer has reviewed the applicant's submissions and is satisfied with the improvements and the entrance. There are some waiver requests related to the traffic improvements, which TEI supports provided they follow PADOT direction.

Mike Reinert reviewed the TEI letter dated December 5, 2014 with the Planning Commission. Landscaping and the reserve parking areas in the rear were highlighted for comment. TEI has no objections to the plan as it is being proposed to address both topics. Susan Lacy asked whether the number of proposed spaces (258) was necessary. Mr. Zimmerman responded that Honey Brook Hardware would like the option for additional spaces if needed in the future and the number complies with the ordinance.

Going through the list of waivers per the TEI review letter, #7 referring to driveway entrances, was eliminated since curbing will be provided. There was discussion on #9.b. referring to fire hydrants within 600 feet of buildings. Two hydrants exist on the opposite side of Route 322, but are not within the distance requirement. Gary McEwen asked whether the Fire Marshall has reviewed the plan; Mr. Zimmerman responded he

has reached out but have no response yet. It would seem to be a problem for the fire hose running across the street. After general discussion it was noted that members would like to have additional hydrant(s) on the same side as the buildings. Bob Witters suggested getting input from the Fire Marshall. Toni Antonini offered to reach out to the Fire Marshall, noting that a new fire chief is coming on board as of January 1, 2015. Mike Reinert explained that members could recommend deferring this waiver until final plan submission.

Proposed lighting and parking in the rear of the building was discussed; parking in the rear is not likely to be used, therefore the applicants are requesting this area not to be lit. Bob Witters asked about future lighting needs. Mr. Zimmerman stated that it would depend on the commercial use and growth needs.

With no further discussion, a motion to approve all waiver requests other than #9.b. of the TEI letter related to fire hydrants, was made by Troy Stacey, seconded by Gary McEwen. All in favor. The motion passed.

A motion to defer a recommendation on the waiver # 9.b. pertaining to fire hydrants until final plan submission and upon receiving input from the Honey Brook fire chief was made by Bob Witters, seconded by Troy Stacey. All in favor. The motion passed.

A motion to recommend conditional preliminary plan approval based on compliance with the TEI letter dated December 5, 2014, was made by Troy Stacey, seconded by Gary McEwen. All in favor. The motion passed.

Swampy Hallow Manufacturing – Final Land Development Plan

Allan Zimmerman, of Commonwealth Engineers, Inc., was present for the applicants. They are requesting lighting and landscaping input tonight, still waiting on Department of Environmental Protection (DEP) input regarding their NPDES permit.

Mike Reinert briefly reviewed the TEI letter dated December 4, 2014 noting that the applicant will revise the plans and resubmit at a future meeting. Since the application is a minor land development plan, the landscaping requirements are at the discretion of the Township. The applicants would like to eliminate the seven (7) river birch trees in or along the basin and replace with a wetland seed mixture.

The plan does not have any proposed lighting and the applicant's current business utilizes a natural gas generator for heat and power. There is no proposed business being conducted at night, therefore it is preferred to utilize a generator at this location. The Planning Commission was amenable since it is similar to their existing business. Mike Reinert suggested adding a note to the plan to address this issue for future reference.

In summary, the Planning Commission is generally in agreement with the landscaping and lighting as discussed at this meeting. The applicant agreed to include tonight's comments in the revised plan submission to the Township.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

None

Other Business

The Planning Commission requested examples of landscaping ordinances from other municipalities to consider at a future meeting.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

January 5th - Reorganization & Regular Board of Supervisors Meeting (7:00 pm)*

January 15th - Parks & Recreation Committee (7:00 pm)

January 20th - Land Preservation Meeting (8:00 am)

January 20th - Land Preservation Farmer's Breakfast (9:00 am)

January 21st - Planning Commission Workshop (7:00 pm)

January 22nd - Planning Commission Regular Meeting (7:00 pm)

*Note Date Change due to Reorganization

Adjournment

With no further business, a motion to adjourn the meeting was made by Troy Stacey, seconded by Bob Witters. All in favor. The motion carried. The meeting was adjourned at 9:07 PM.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission