

**Honey Brook Township Planning Commission
Regular Meeting Minutes
January 22, 2015**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, January 22, 2015, at the Honey Brook Township Building. The meeting was called to order at 7:05 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Leslie Siebert, Troy Stacey, Terry Schmidt, and Bob Witters; Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was also present. It was noted that Joe Fenstermacher has submitted his resignation effective January 15, 2015 from the Planning Commission and Board of Supervisors.

Reorganization

Chairperson Susan Lacy explained the first order of business was to conduct annual election of officers. With no further discussion, a motion to re-elect Susan Lacy Chair of the 2015 Planning Commission was made by Troy Stacy, seconded by Gary McEwen. All in favor. The motion carried.

With no further discussion, a motion to re-elect Gary McEwen Vice-Chair of the 2015 Planning Commission was made by Bob Witters, seconded by Troy Stacy. All in favor. The motion carried.

With no further discussion, a motion to re-elect Leslie Siebert Secretary of the 2015 Planning Commission was made by Bob Witters, seconded by Troy Stacy. All in favor. The motion carried.

Minutes

With no additions or corrections, a motion to approve the December 18, 2014, Planning Commission meeting minutes was made by Gary McEwen, seconded by Bob Witters. All in favor. The motion carried.

Subdivision/Land Development Applications

Swampy Hallow Manufacturing – Final Land Development Plan

Vic Kelly, P.E. of Commonwealth Engineers, Inc., was present for the applicants, who were also present.

Mr. Kelly presented a list of waiver requests from Chapter 22 of the Township SALDO and Ordinance # 170 of the 2014 Township Stormwater Management Ordinance:

- 1) Relief requested from SALDO Section 22-617.3 to not provide raised islands at the end of parking bays.

- 2) Relief requested from SALDO Section 22-617.1.L & 613.6.A to provide alternative paving section for parking lot and truck access and loading areas. The pavement sections, would be owned and maintained by Swampy Hollow, not the Township.
- 3) Relief requested from Stormwater Section 20-311.A.5.d to allow basin outlet and energy dissipater to discharge to existing drainage easement located within 25' of the property line. The discharge would be via swale into an existing detention basin.
- 4) Relief requested from Stormwater Section 20-311.A.1(d)[2] to allow outlet structure pipe material to be SLHDPE in lieu of reinforced concrete.

Mr. Reinert expressed no objection to the proposed waivers, and noted that these were discussed at a previous meeting.

With no further discussion, a motion to recommend to the Board of Supervisors approval of the waiver requests noted above was made by Troy Stacy, seconded by Gary McEwen. All in favor. The motion carried.

Mr. Kelly and Mr. Reinert reviewed the remaining issues in the TEI letter dated January 15, 2015, stating that the comments are typical, including outside agency approvals and agreements/financial security. The applicant stated they will comply with the remaining comments in the review letter.

With no further discussion, a motion to recommend conditional final plan approval pending completion of the items referenced in the TEI letter dated January 15, 2015, was made by Bob Witters, seconded by Troy Stacy. All in favor. None opposed. The motion carried.

Poplar Realty - Tabas Tract (TPN 22-8-52) – Final Plan

Debra A. Shulski, of Riley, Riper, Hollin, & Colagreco, Attorneys at Law, was present along with Jon Tresslar of Boucher & James on behalf of the applicant. Conditional preliminary plan approval was granted by the Board of Supervisors on May 14, 2014 and several waivers were previously approved.

Referring to the TEI review letter dated January 15, 2015, minor drafting and administrative issues are in process of being addressed and outside agency approvals are pending. The applicant is in discussion with the sewer authority regarding reservation of capacity and upgrades at the pump station are being negotiated. Public water design and review is in process with Aqua PA as is the NPDES review with the PADEP. These items will be addressed in the next month or so. The Homeowner's Association (HOA) documentation must also be provided for review by the Township Solicitor.

Gary McEwen questioned why the project is not phased? Ms. Shulski responded that it could be, however the entire sewer and water most likely would need to be installed in full. Mr. McEwen asked if any consideration was given to offering the open space and

recreational fields for dedication to the Township? Jon Tresslar responded that they will have to discuss this with the client, as it was not previously mentioned.

Bob Witters asked whether the adjacent neighbors have been notified about the project? Ms. Shulski responded that they are not required by law to specifically notify adjacent neighbors regarding their application, however the plan has been discussed at several publicly advertised meetings as required and some neighbors attended the May BOS meeting. Mr. Reinert added that there have been a few inquiries about the plan to his office and the Township since that meeting.

Bob Witters asked about who maintains the Open Space. The representatives responded that John Snook from the Brandywine Conservancy provided specific input on the meadow management. The maintenance of the proposed recreation area was previously discussed as being the responsibility of the HOA. An offer of dedication of the walking trail to the Township is noted. If it is maintained by the Township, then it would be available for use by the public. If not, then it would be maintained by the HOA and as such, private.

With no further discussion, a motion for conditional final approval of the plan provided the conditions in the TEI review letter dated January 15, 2015, are met, was made by Gary McEwen, seconded by Troy Stacy. All in favor. The motion carried.

Zoning Hearing Board/Conditional Use Applications

McGinty/Trego - Lot 24 Mountainview Subdivision (TPN 22-2 40): Variance to 27-503.2 / 27-1105.1.A(3), Front Yard Setback

Mr. Reinert explained that a variance is requested by the property owner, who built a shed on the property in October. Relief is requested under the Zoning Ordinance Section 27-503.2 & 27-1105.1.A.(3) to allow the shed to remain where it is, within a 25 foot front yard setback. The property has two front yards since it is technically a corner lot, although the one street is a planned stub street to serve an adjacent development that has not been constructed yet. The shed is approximately 23 feet from the right-of-way of the proposed stub street instead of the required 25 feet per the ordinance.

Bob Witters asked for clarification about the pros and cons of recommending either way. Mr. Reinert explained the differences between support, oppose, and taking no position. One of the issues in question is that the shed is of a size that would be difficult to move to satisfy the ordinance.

With no further discussion, a motion to take no position on the variance request was made by Gary McEwen, seconded by Troy Stacy. All in favor. The motion carried.

Pending Ordinances

Landscaping Ordinance Discussion

Mr. Reinert noted that he was asked last month to provide examples of landscaping ordinances in other municipalities. He is providing them at this time for review and comment by the Planning Commission. Mr. Reinert suggested preparing a draft amendment document if desired once the group provided feedback on the examples. It was agreed that the members will review and discuss at a future meeting.

Other Business

None

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

February 11th - Regular Board of Supervisors Meeting (7:00 pm)

February 18th - Planning Commission Workshop (7:00 pm)

February 19th - Parks & Recreation Committee (7:00 pm)

February 26th - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn the meeting was made by Bob Witters, seconded by Troy Stacy. All in favor. The motion carried. The meeting was adjourned at 8:29 pm.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission