

**Honey Brook Township Planning Commission
Regular Meeting Minutes
February 26, 2015**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 26, 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.

Minutes:

With no additions or corrections, a motion to approve the January 22, 2015, Planning Commission meeting minutes was made by Gary McEwen, seconded by Bob Witters. All in favor. The motion carried.

Subdivision/Land Development Applications

Benuel E & Sara B Stoltzfus/Daniel S. & Malinda E. Stoltzfus

Mr. Reinert indicated that this item was removed from the agenda at the applicant's request.

Hoover Building Specialists Final Land Development Plan

Allan Zimmerman, of Commonwealth Engineers, Inc., was representing the applicant, Richard Hoover, also present. He indicated that the NPDES permit was approved yesterday. They are awaiting a number of outside agency approvals from PADEP, PennDOT, NCCMA and HBBA, however they are in process. Mr. Reinert referenced the TEI review letter of January 29, 2015 noting that the items are fairly typical and conditional plan approval could be considered by the PC. Bob Witters asked for clarification of "conditional approval." Mr. Reinert responded that the scope of the project is essentially finalized as shown on the plan with the exception of the final details of the various outside agencies and completion of legal documents. If significant changes result to change the layout of the project, the plans would need to come back to the PC for review.

With no further discussion, a motion for conditional approval of the Hoover Building Specialists Final Land Development Plan, based on the applicant complying with the comments in the TEI review letter of January 29, 2015, was made by Troy Stacey, seconded by Gary McEwen. All in favor. The motion carried.

Riehl Land LP Final Minor Plan - Lot Line Change

Allan Zimmerman was present for the applicant. The proposed plan would adjust the property line between two vacant parcels in the McConnell Industrial Park on Westbrooke Drive. Parcel #22-03-79 would increase by 1.052 acres and total approximately 4.053 acres upon recording of the plan. Parcel #22-03-80 would decrease by the same and total 2.171 acres upon recording of the plan. No additional development is proposed and the plan complies with zoning.

Mr. Reinert added that the plan is fairly simple and straightforward with an expedited review process.

With no further discussion, a motion to recommend conditional final plan approval for the Riehl Land LP Final Minor Plan provided the applicant complies with the TEI review letter dated February 10, 2015 was made by Gary McEwen, seconded by Troy Stacey. All in favor. The motion carried.

Jonas S., Jr. & Lizzie Z Stoltzfus AND Ivan S. & Lizzie Z. Stoltzfus Final Minor Plan - Lot Line Change

Allan Zimmerman was present for the applicants. He explained that the property is owned by the son and is a lot line change/resubdivision of the original property located on Maple Street. Following completion, the house and existing rural occupation for Swampy Hollow would be located on one lot with the other remaining vacant agricultural lands. No new development is proposed.

Bob Witters questioned why these actions need to come before the Planning Commission? Mr. Reinert explained that all lot line changes are subdivisions and need to be reviewed and approved by the Township. They are also reviewed by the County Planning Commission as well.

With no further discussion, a motion to recommend conditional final approval of the Ivan S. & Linda Z. Stoltzfus Final Minor Plan based on the applicant complying with the TEI review letter dated February 10, 2015 was made by Bob Witters, seconded by Troy Stacey. All in favor. The motion carried.

Stoltzfus Mfg and Ivan & Anna Mae Stoltzfus Final Minor Plan - Lot Line Change

Allan Zimmerman explained that the plan is creating a new lot line, one large parcel into two smaller ones and joining one of them onto an existing lot owned by Stoltzfus Manufacturing.

Mr. Reinert added that this is a relatively simple plan and straightforward review for a minor final plan.

With no further discussion, a motion to recommend conditional final approval of the Stoltzfus Tracts Final Minor Plan based on the applicant complying with the TEI review letter dated February 20, 2015 was made by Troy Stacey, seconded by Gary McEwen. All in favor. The motion carried.

Additional Item:

Per Mr. Reinert, referencing a letter dated February 23, 2015, Landchester Properties, LP (Honey Brook Community Church) is requesting a time extension for review of their preliminary plan proposal.

With no further discussion, a motion to recommend approval of the extension request of the Landchester Properties, LP/Honey Brook Community Church for an additional 90 days was made by Gary McEwen, seconded by Bob Witters. All in favor. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

The Landscaping Ordinance discussion is ongoing. Mr. Reinert referred to the examples provided at a previous meeting, and members requested additional time to review them before comment. This item was tabled to next month.

Other Business

Bob Witters asked whether the Family Dollar application is still active. Mr. Reinert responded that it is, however it has changed property locations. Members will see the proposal in a future meeting and noted zoning relief will be necessary for the proposal.

Some members were aware of the Board of Supervisors' appointment to replace Joe Fenstermacher. Bob Witters stated that the Supervisors could not agree on a replacement, therefore the Vacancy Board appointed Travis Stacey.

Bob Witters asked for clarification of "by-right." Mr. Reinert explained that use "by right" in a particular zoning district is what is allowed/permitted. An example is to have a "by right" business in a commercial zone. No zoning relief is required if it is a by-right use.

There was some discussion of the county-wide training that is offered through Chester County for municipal planning that would be beneficial to new members of the Planning Commission.

In reference to the Planning Commission workshop meeting last week, Gary McEwen reminded members to get their comments on the draft joint Comp Plan to the Brandywine Conservancy soon.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

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

March 17th - Land Preservation Committee Regular Meeting (7:00 pm)

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

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

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

Adjournment

With no further business, a motion to adjourn the meeting was made by Gary McEwen, seconded by Terry Schmidt. All in favor. The meeting was adjourned at 8:16 pm.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission