

**Honey Brook Township Planning Commission
Regular Meeting Approved Minutes
April 23, 2015**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, April 23, 2015, at the Honey Brook Township Building. The meeting was called to order at 7:10 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.

Absent: None

Guests: Honey Brook Borough Planning Commission and others, Toni Antonini, Township Manager, Township Supervisors Tracy Olsen, John McHugh and Travis Stacey were present as was John Theilacker and John Snook, Brandywine Conservancy

Minutes:

There was no Planning Commission meeting held in March. With no additions or corrections, a motion to approve the February 26, 2015, Planning Commission meeting minutes was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

None

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

None

Correspondence of Interest:

None

Other Business

Presentation of the Draft Multi-Municipal Comprehensive Plan

John Theilacker of the Brandywine Conservancy introduced the presentation which also serves as a required public meeting for the presentation of the 2015 Draft Honey Brook Township and Borough Multi-Municipal Comprehensive Plan.

Why is this Plan being developed? The Multi-Municipal Plan is being drafted to provide vision for the Township and Borough for future growth planning. Agriculture is #1 industry in the township, as well as Chester County. The township is home to members of the Plain Sect community (Amish and Mennonite). It is also home to non-farmers, residents, both rural and suburban. Commercial businesses add value, such as September Farm, and manufacturing. The Borough is "urban" residential with smaller lots, and historic character. It is active in community reinvestment.

Having a Plan can protect these values; and plan together for the future - working to accommodate change while retaining desired qualities of life. A Task Force was created to talk together about issues of common concern, working with consultants of the Brandywine Conservancy, along with Justin Smiley of the Chester County Planning Commission.

What is the Multi-Municipal Comprehensive Plan?

- 20 year planning horizon (2015 - 2035)
- a vision for future growth, development and conservation
- has legal advantages in Pennsylvania
- funding opportunities for projects made available
- not legally binding, serves as a guide
- demonstrates consistency with the County

In response to a question by Bob Witters, a previous multi-municipal plan was done in 1993. In 2006 the entities went their separate ways with their own endeavors. Ongoing communication and inter-municipal coordination is encouraged to keep moving forward.

John T described the main text document with appendices. 13 Draft chapters. 100 recommended action items. The Draft Plan Key Components:

- Future Land Use assumes that the area will experience growth.
- Removes the Rocklyn Station Development Strategy from the previous plan.
- Borough Revitalization Plan and infrastructure investments
- Housing for all ages and incomes

John Snook indicated that the Original Plan was developed in 2006; the first Action Plan update in 2009. The current action plan update is incorporated as Chapter 4. Background information shows up as Appendix N.

John Theilacker continued discussion of the Key Components: Natural and Scenic Resources. The City of Wilmington, due to the direct affect on their drinking water, is investing in source water protection in the township. Bob Witters asked how the money is doled out. It comes from various sources and under recommendations by the Land Preservation Committee, it is finally approved by the supervisors, explained John Snook and Toni Antonini.

John Theilacker highlighted

- Transportation and traffic concerns - specifically in the Borough with traffic on 322 and 10. The Plan can't prevent traffic but can recommend techniques for traffic calming, and slowing
- Parks and Recreation - school trails and Struble Lake
- The Implementation Plan - lists action steps

Next Steps: tonight's informational meeting, the Borough's and Township's recommendations regarding the draft plan. Then May joint advertisement for a public hearing; 45-day review time with Joint Public Hearing and comments, discussion and goal of adoption of the final draft plan.

Q&A

No questions from the general public were offered.

Bob Witters proposed a few typos, corrections and clarifications. Several examples were noted including utility tree trimming and TDRs for on farm rural occupations. John Theilacker reminded members that any zoning changes would be handled individually by each municipality.

Tom Richards from Honey Brook Borough had some changes reflecting the water service area that is not in the plan or on the map. Their engineer received the plan a week ago for review and offered some suggestions that were received tonight.

John T (Brandywine Conservancy) recommends that the plan should drive the utilities, rather than the utilities driving the plan. The solicitors and other consultants will be getting an updated version by mid next week.

Susan Lacy asked about emergency services, specifically asked for clarification on a point on revenue for routine transportation.

Tom Richards from Honey Brook Borough reported that a motion to recommend that the Borough Council approve the Plan subject to the corrections received tonight was made by their Planning Commission.

After Planning Commission members conferred together, a motion to recommend that the Township Board of Supervisors approve the Plan subject to the corrections received

tonight was made by Terry Schmidt, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Upcoming Meetings - All dates subject to change

May 7th - Board of Supervisors Workshop (7:00 pm)

May 13th - Regular Board of Supervisors Meeting (7:00 pm)

May 19th - Land Preservation Committee Regular Meeting (7:00 pm)

May 20th - Planning Commission Workshop - if needed (7:00 pm)

May 21st - Parks & Recreation Committee (7:30 pm)

May 28th - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn the meeting was made by Terry Schmidt, seconded by Troy Stacey. All in favor. None opposed. The meeting was adjourned at 8:57 pm.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission