

**Honey Brook Township/Honey Brook Borough
Joint Planning Commission Agenda
Regular Meeting Minutes
September 24, 2015
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, September 24, 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, Terry Schmidt, Bob Witters, Melissa Needles and Troy Stacey. The township engineer, Jennifer McConnell, of Technicon, Inc., was also present.

Absent: None

Guests: Members of the Honey Brook Borough Planning Commission, and Christopher Falencki, Borough Engineer

Minutes:

With no additions or corrections, a motion to approve the July 23, 2015, Planning Commission meeting minutes was made by Bob Witters, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

Land Development Plan: Lanchester Properties (Tax Parcel 22-7-72 & 12-4-60), Horseshoe Pike

- Proposed Plan revision 6 dated September 17, 2015
- Team Ag Waiver Request letter dated June 24, 2015
- Weiser Engineering letter dated July 15, 2015
- Technicon Review letter dated July 16, 2015

Jennifer McConnell explained that the Planning Commission last saw and discussed this item at the June meeting when the plan and requested waivers were reviewed in detail. The issues were mainly parking configuration and planting islands. The plan has been revised in accordance with the comments, to the satisfaction of the township and the borough. PennDOT has given their input and minor modifications to the existing driveways are required.

Christopher Falencki, PE., provided an update on behalf of the borough: the borough Planning Commission met last night: Mr. Falencki referenced a letter that the remaining issue is the extent to which curbs and sidewalks need to be repaired. PennDOT only gave direction to modifications to the entrances/exits but not the areas in between. A motion made last night left it up to the code officer to determine what sections of curb

and sidewalk need to be repaired, and will be addressed at final plan review. The Borough Planning Commission gave conditional preliminary plan approval, contingent upon receiving the code officer's approval.

Gary McEwen asked about the conditions: Chris Falencki responded that the discussion was about the curb and sidewalks.

Bob Witters asked about Team Ag and their relationship to this plan. Jennifer McConnell responded that Team Ag is the plan developer — the design engineer that prepared the plan.

With no further discussion, a motion to recommend the granting of the waivers for the Lanchester Properties Land Development as outlined in the Team Ag, Inc., June 24, 2015 waiver request letter with the exception of Section 22-617.3.B regarding raised islands, was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

A motion to recommend the granting of preliminary plan approval for the Lanchester Properties Land Development contingent upon Technicon's review letter dated July 16, 2015 and approval of the land development plans by the Borough, was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Lot Line Change - Leisey/Thomas (Tax Parcel # 22-7-72 & 12-4-60)
Reservoir Road

- Initial Plan Submission dated August 27, 2015
- Technicon Review letter dated September 17, 2015
- Non-Building Waiver for Sewer Planning

The applicant was present on his own behalf. Jennifer McConnell explained that there was a minor plan comment regarding calculation of the net lot area. A revised plan has been submitted which will be reviewed by Technicon prior to the BOS meeting but is expected to address all comments in the September 17th letter. The applicant also indicated that a non-building waiver was signed by the Chester County Health Department. The Chester County Planning Commission has reviewed the plan as well.

Jennifer McConnell reminded members that the sketch plan was seen last month and this was the formal submission.

A motion to recommend the granting of the conditional final plan approval for the Leisey Lot Line Change, contingent on satisfying items in the Technicon review letter of September 17, 2015, was made by Terry Schmidt, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

A motion to recommend that the Planning Commission Chair sign the sewage planning module non-building waiver was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Minor Subdivision Plan - Benuel & Daniel Stoltzfus

Given Road

- Plan Revision 2 dated September 9, 2015
- Technicon Review letter dated September 16, 2015
- Non-Building Waiver for Sewage Planning

Bill Witman, P.E., was present for the applicant, noting that this is a minor subdivision. Two brothers and their wives now own the property; however one of the brothers passed away before this plan was finalized. The proposed plan divides a 69 acre parcel into 48 and 21 acre parcels. One lot contains an existing dwelling and the other lot contains an open shed and is used for firewood and hunting. There is a quarry to the north of the parcel and a small area that as a result of surveys is deemed unclaimed by surveyors. There is a "private road" agreement that provides access to multiple lots off Talbotville Road. Both of the proposed lots have frontage on this private road. In addition one lot has a "gentleman's agreement" shared driveway access from Given Road. There are no new buildings proposed, and thus a non building waiver for sewage planning is being requested and is with Chester County Health Department for review.

Jennifer McConnell indicated that a little clean up of the plan was needed in terms of riparian buffers, net lot area and private road notations, but it appears that the plan will be compliant with zoning once these changes are made.

Susan Lacy asked about the landscaping. It is mostly wooded, additional landscaping is at the discretion of the Planning Commission, per Jennifer McConnell. The Planning Commission indicated no additional landscaping is necessary.

Bob Witters asked about the amount of impervious coverage. The applicant responded it was about 3%, which includes the gravel driveway.

A motion to recommend the granting of conditional final plan approval for the Benuel & Daniel Stoltzfus Minor Subdivision Plan contingent on satisfaction of the items in Technicon's review letter dated September 16, 2015, was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

A motion to recommend that the Planning Commission Chair sign the sewage plan module non-building waiver for the Benuel/Daniel Stoltzfus property was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

A Draft Landscape Ordinance will be provided to members by Jennifer McConnell in October, for review in advance of the October meeting.

Correspondence of Interest:

None

Other Business

Susan Lacy raised a question regarding the cancellation of the September Planning Commission workshop at the Board of Supervisors meeting. Some discussion followed with members who were present about the late cancellation and BOS approval to draft proposed amendments to the landscaping ordinance. Gary McEwen made a suggestion that if possible we address the Draft Landscape Ordinance at the October Planning Commission meeting if the agenda is light, in place of a separate workshop meeting.

Upon review with Jennifer McConnell for potential agenda items, it was decided that Planning Commission will meet as scheduled on October 22nd, combine the workshop agenda and only have one meeting next month. Members were in agreement with this.

November 12th meeting and December 10th meeting dates were confirmed.

Members were given a copy of the latest Township Code updates as of 3/11/15.

Upcoming Meetings

- All dates subject to change

October 1st - Board of Supervisors Workshop (7:00 pm)

October 8th - Planning Commission workshop (if needed 7:30 pm)

October 14th - Board of Supervisors Regular Meeting (7:00 pm)

October 15th - Parks and Recreation Meeting (7:30 pm)

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

Adjournment

With no further business, a motion to adjourn was made by Bob Witters, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission