

Honey Brook Township
Planning Commission Agenda
Regular Meeting Minutes
October 22, 2015
7:00 p.m.

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

Absent: Terry Schmidt, Troy Stacey

Guests: None

Minutes:

With no additions or corrections, a motion to approve the September 24, 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

-Ivan S. & Linda Z. Stoltzfus — (22-4-7.3) — Rural Occupation Ownership

Ivan Stoltzfus was present on his own behalf. Mr. Stoltzfus owns Swampy Hollow Manufacturing. He currently has a permit to operate this business as a rural occupation on his property on Maple Street where he also resides. Mr. Stoltzfus indicated they have constructed new facilities for the business on Westbrooke Drive and plan to be completely moved into the new location by Monday. This move leaves the existing rural occupation building on Maple Street empty.

Mr. Stoltzfus is looking to be able to rent out the existing rural occupation buildings on his property because there is not currently a family member who needs a building of that size and his oldest son is 8 years old. Mr. Stoltzfus indicated that the business he would rent the building to would confirm to all requirements of a Rural Occupation except the requirement that the rural occupation must be owned by the lot owner or a member of the lot owner's immediate family. He is seeking a variance from that provision to be able to rent the building out, otherwise it would remain empty.

Bob Witters asked what kind of business would likely be coming in? Mr. Stoltzfus is not sure. He indicated that the original person interested in renting it bought another place, so they are still seeking renters. Jennifer McConnell explained that the incoming business would still need to apply for a Rural Occupation permit and the business would need to meet the rural

occupation requirements under the Zoning Ordinance; she read from the Zoning Ordinance, Section 27, Part 16, listing the types of businesses that would be acceptable. She also noted commercial uses are not permitted in the A-Agricultural District.

With no further discussion, a motion to recommend supporting the variance request for Ivan Stoltzfus, with the stipulation that the variance only apply to the current lot owner or his immediate family as defined in the Rural Occupation section of the Zoning Ordinance (not run with the land), to the Board of Supervisors was made by Gary McEwen, seconded by Leslie Siebert. All in favor. None opposed. The motion carried.

Pending Ordinances

A Draft Landscape Ordinance discussion - draft ordinance provided by TEI

Due to the fact that three of the five members present had not received the meeting packet with the draft ordinance for review prior to the meeting, Jennifer McConnell briefly summarized the handouts:

§ 22-629 Landscaping – this is a draft rewrite of the current landscaping ordinance section per the Planning Commission request. The revisions seek to adjust the required number of plantings and allow flexibility in planting locations based upon existing site conditions and the specific proposed development.

Table 629-1 shows examples for three recent subdivision/land development plans, calculating what the required plantings under the revised ordinance would be and how they compare with what was required by / approved for the actual plans.

The modifications will allow for more flexibility with screening and buffering.

Melissa Needles asked who confirms that the trees put in are the ones in compliance? Jennifer McConnell responded that the township engineer does this.

Bob Witters asked about the definition of “maturity,” how many years is this? Susan Lacy responded it depends on the tree type and how fast it grows; tree have a life cycle with strong growth and then slower growth.

Members were being asked to review the draft ordinance for discussion at the next meeting. Jennifer McConnell will provide PC members with an amended list of recommended replacement trees, plans showing the landscaping of the three land development examples, and amended replacement planting zoning ordinance language for review.

Correspondence of Interest:

None

Other Business

None

Upcoming Meetings

- All dates subject to change

November 5th - Board of Supervisors Workshop (7:00 pm)

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

November 12th - Planning Commission workshop (if needed) immediately followed by Regular Meeting (7:00 pm)

November 17th - Land Preservation Committee Meeting (7:30 pm)

Adjournment

With no further business, a motion to adjourn was made by Gary McEwen, seconded by Melissa Needles. All in favor. None opposed. The meeting was adjourned at 8:29 pm.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission