

Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
December 10, 2015
7:00 p.m.

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, December 10, 2015, at the Honey Brook Township Building. The meeting was called to order at 7:09 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Leslie Siebert, Bob Witters and Troy Stacey. The township engineer, Jennifer McConnell, of Technicon, Inc., was also present.

Absent: Terry Schmidt, Melissa Needles

Guests: Travis Stacey, Supervisor

Minutes:

With no additions or corrections, a motion to approve the November 12, 2015, Planning Commission meeting minutes was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

None

Zoning Hearing Board/Conditional Use Applications

Norman & Denise Smith (2211-57.2)— front setback variance request

The applicants were not present. The application materials were made available to members for review at the meeting. Jennifer McConnell pointed out that the landowner at 1050 Birdell Road is proposing to construct a garage and is requesting a variance from the required front setback of 60 feet. They are showing 48 feet setback from the ultimate right-of-way of Birdell Road with an indicated hardship of an existing septic system seepage bed. After limited discussion, a motion to recommend support of the variance request to the Board of Supervisors was made by Bob Witters, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

Pending Ordinances

Draft Ordinance 180-2016 Amendments to SALDO

Gary McEwen, referring to Pg 1 5B for driveway setbacks, asked whether it is for Ag use only? Jennifer McConnell responded yes.

Gary McEwen asked if there were signature blocks included for Planning Commission. Jennifer McConnell responded that the signature blocks were eliminated about a year ago.

Specific comment on the Appendix A Plant List was directed to Susan Lacy, with her forestry background. On page 10 the reference to white, green and red ash will be deleted, due to the emerald ash borer.

Susan Lacy, referring to Plant Material Maintenance on page 7 #8, asked a question pertaining to a resident of her development, landscaping on a corner lot with no buffers. This was a wooded lot when the house was built. A question was whether the planning approvals took into consideration the existing trees when determining need for additional landscaping. Do those existing trees need to be maintained or replaced to adhere to landscaping requirements? The landowner stripped every tree except one. Jennifer McConnell would have to research the original plan and indicated that on more recent land development plans existing vegetation required to remain as a buffer has been indicated as such.

Gary McEwen offered several comments:

- Page 6, 7.A. on Riparian Corridor Management Plan and Planting Requirements suggested "shall" be changed to "may;" Jennifer McConnell is ok with this.
- B.(2) whether (new trees) is at the township's discretion. Jennifer McConnell replied yes.
- Page 7, B.(2) Landscape Financial Security, is a percentage of the cost required as security, for example, 15%. Jennifer McConnell agreed and will add this.
- Page 8, regarding fencing, should there be some limitation around tree protection fencing, such as "at the discretion of", Jennifer McConnell will add this.

Susan Lacy questioned the number of the word "amendments" in the title, is it possible to simplify this? Jennifer McConnell will relook at this.

There were no other comments.

Draft Ordinance 181-2016 Amendments to Zoning

On page 2 F. there was some discussion around "the equivalent cash value" in lieu of actual installation of replacement plantings. Jennifer McConnell explained that this only referred to replacement plantings necessary for exceeding allowable woodland disturbance and not the regular SALDO required plantings.

There were no other comments.

Draft Ordinance 182-2016 Amendments to Junkyard Ordinance (forthcoming via email)

Gary McEwen asked what prompted the ordinance? Jennifer McConnell responded that during the last annual inspection of the Township junkyards, the 6' maximum height requirement was a violation at all of the junkyards and the topic came up for discussion from the Board who authorized Technicon to amend the Ordinance. Other similar townships allowed a maximum height of 8 feet. This draft allows a maximum storage height of 8' with an allowance of up to 12' if an equivalent fence height was provided. After discussion there was a consensus to allow a maximum height of 15' provided that adequate screening was provided between the junkyard and any street right-of-way and adjoining residential use/district to mitigate the visual impact of the stacked junk.

Gary McEwen referred to 2.A. on fencing setbacks - the existing ordinance had a smaller side/rear setback. Leslie Siebert asked who does the measuring? Jennifer McConnell responded that inspections are done once a year for compliance by Technicon. Adjustments to setbacks were made based upon Industrial District setbacks and the current requirements.

Bob Witters asked about the difference between recycling and a junkyard. Jennifer McConnell shared the definition of junkyard, including it is outside, "used and discarded," with or without a building.

Susan Lacy pointed out the current operating hours, indicating that on federal legal holidays, some are still open and operating. Jennifer McConnell reminded members that the township Noise Ordinance is from 10 pm to 6 am, Sundays, and legal holidays. Members were in agreement with no processing during these times, consistent with the noise ordinance. Jennifer McConnell will reword this.

After some discussion, Jennifer McConnell will revise the ordinance in terms of storage heights, setbacks and operating hours and bring the draft back in January.

Draft Ordinance 183-2016 Amendments to Stormwater Ordinance

A note to fix the heading was made. There were no comments on the content of the amendment.

In summary, Jennifer McConnell will make the edits discussed tonight on all of the drafts, and will bring them back for review again in January. The plan is to make recommendations to the Board for February.

Correspondence of Interest:

None

Other Business

Jennifer McConnell reminded members of the 2016 Meeting Dates on the enclosed schedule: members confirmed the dates for a joint monthly meeting and workshop on November 10 and December 15, 2016, due to holidays and conflict with BOS meetings. The September 2016 Planning Commission Work Session will be held on September 8, with the location TBA.

Upcoming Meetings - All dates subject to change

January 4th - Board of Supervisors Reorganization followed by Regular Meeting (7:00 pm)
January 14th - Planning Commission Workshop (if needed) (7:00 pm)
January 19th - and Preservation Meeting and Farmer's Breakfast (8 am)
January 21st - Parks and Recreation Committee Meeting (7:30 pm)
January 28th - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn was made by Troy Stacey, seconded by Gary McEwen. All in favor. None opposed. The meeting was adjourned at 8:27 pm.

The next Planning Commission meeting will be January 28th, 2016.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission