

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
March 24, 2016  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 24, 2016, at the Honey Brook Township Building. The meeting was called to order at 7:03 p.m. by Vice Chair Gary McEwen. Commissioners present were Leslie Siebert, Bob Witters, Melissa Needles, Terry Schmidt and Troy Stacey. Township Engineer, Jennifer McConnell, of Technicon, Inc., was also present.

Absent: Susan Lacy, Chair

Guests: None

**Minutes:**

With no additions or corrections, a motion to approve the January 28, 2016, Planning Commission meeting minutes was made by Bob Witters, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

None

**Zoning Hearing Board/Conditional Use Applications**

1. Samuel S. & Ada Mae Kauffman (TPN 22-10-6)  
Conditional Use Application - Sunny Side Kennel

The applicant was not present. Jennifer McConnell indicated that while a number of kennels in the township currently have state licenses, some do not have permits in the township. Kennels that are located in Agricultural zoning areas are permitted by conditional use subject to Section 1604.M of the Zoning Ordinance. The existing kennel operation was reviewed for compliance with the Kennel regulations in the zoning ordinance. In the March 18, 2016 TEI Review letter, it is noted that kennel-related structures must be 300 feet from lot lines according to the ordinance; the applicant's existing structures/buildings for the kennel are approximately 235 feet from the nearest property line to the east. The applicant should request a waiver as part of the conditional use. Any new buildings would be required to meet the 300' setback unless additional relief was granted.

The question was raised if there are also County regulations. Jennifer McConnell said she would look into that prior to the conditional use hearing. It was also noted that the applicant needs to provide a site plan and Jennifer McConnell indicated that the applicant was sent a copy of the March 18, 2016 review letter along with the aerials so he could mark the kennel-related buildings. If conditional use is granted, the applicant will be issued a Use & Occupancy permit for the kennel operation. The Conditional Use hearing will occur at the next Board of Supervisors meeting. The applicant must also comply with all State regulations.

With no further discussion, a motion to support the conditional use application and waiver request for the existing building locations for Sunnyside Kennel, based the March 18, 2016, TEI comment letter, and conditioned on compliance with state, county and township requirements, was made by Terry Schmidt, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

## 2. Lawrence Beaver (TPN 22-5-16.17) Zoning Variance Application - Impervious Cover/Setbacks

The applicant was not present as he was out of town. Jennifer McConnell reported that the owners purchased this flag lot. A survey was done recently showing the locations of the existing dwelling, driveway, pool/patio, shed and sand mound.

The applicant is proposing a 30 x 15 foot house addition for a master bedroom, and a 30 x 26 accessory building within the front yard. An existing shed will be move to the other side of the driveway and enlarged slightly. The sand mound will stay in place.

The first variance request is for impervious cover. The existing impervious cover is at 18.4%, which exceeds the allowable 15%. The proposed increase would result in impervious coverage to 21.13%. A significant amount of the existing impervious is for the driveway due to the flag lot configuration. Most of the existing impervious cover area is for the driveway, in the "flag" part of the lot. Per Jennifer McConnell, there is nothing within the Zoning Ordinance that allows for impervious calculation adjustments for flag lots. Gary McEwen indicated that he isn't concerned with the impervious cover increase as the applicant will have to address stormwater management.

The second variance request relates to the required 60' front yard setback in the Zoning Ordinance. Due to the lot configuration, house orientation and location of the existing pool, septic tanks and sand mound, the applicant is requesting to place the proposed workshop 15' from the front lot line.

Jennifer McConnell noted a correction to variance request #3 in the TEI Memo from Section 602.C.(1)(d)(1) to Section 1602.C.(1)(d)(1). This relates to the relocation of the existing accessory shed. Accessory sheds are not permitted in the area between the front of the dwelling and the street right-of-way line. The existing shed is in this "front" area but the relocation still requires a variance.

A question was raised about impact to adjacent properties. For the two adjacent properties that would be most impacted, the applicant has talked to one neighbor, according to Jennifer McConnell and intends to speak to the other one. The landscape buffer appears to be adequate and the shed will be out of site.

A motion to support the three (3) variance requests by Lawrence and Erin Beaver for impervious cover, front yard setback and accessory shed placement in a front yard was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Bob Witters commented that for both discussions, the applicants were not present, and questioned if this impacted the process. After a brief discussion, members were in agreement

that applicants should be invited to appear when their application is being considered, in case there are any questions that can be clarified. Jennifer McConnell will offer this suggestion when the agenda is prepared.

### **Pending Ordinances**

#### 1. Zoning Ordinance Amendments — Woodlands (minor changes due to CCPC comments)

Referring to Ordinance #181 - 2016, Jennifer McConnell indicated that the minor changes were made based upon CCPC review to the Ordinance that was previously discussed; the township solicitor requested Planning Commission review again. The following three changes were made:

- a. Section 2 item # 3 - members requested more substance; screening in a manner consistent with the “character” of the township, as determined by the Planning Commission; wording is consistent
- b. Section 4 item #3, - required vegetation replacement plantings installed off site may be placed in a conservation easement to require ongoing maintenance.
- c. On page 3, referring to the certificate of enactment, the reference to Berks County was changed to Chester County.

With no further discussion, a motion to recommend approval of Ordinance #181-2016 revising standards for woodland disturbance with the noted changes was made by Bob Witters, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

### **Correspondence of Interest:**

None

### **Other Business**

Jennifer McConnell shared that Rob Daniels of the Brandywine Conservancy will be at the April and May Planning Commission meetings to discuss defined Agriculture security areas in the township. Updates are supposed to occur every seven (7) years and require Planning Commission input. Given there are questions, Jennifer McConnell will ask to have Rob send the handouts in advance of the April meeting so members can review and prepare.

Considerable discussion took place regarding the Honey Brook Multi-Municipal Zoning Ordinance Update process and finding a mutual date for meetings with the Borough. Gary McEwen offered to talk with Chair Susan Lacy and with Township Manager Steve Landes regarding the proposed calendar, with the goal of finding some common ground. There also was a suggestion to move ahead on our own to keep the process moving forward. At this point, the first meeting would be April 20th with John Theilacker and the Brandywine Conservancy, who will be facilitating the process.

It was noted that there was nothing anticipated for the April 14th workshop meeting.

**Upcoming Meetings** - All dates subject to change

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

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

April 14th - Planning Commission Workshop (if needed) (7:00 pm)

April 20th - Honey Brook Multi-Municipal Zoning Ordinance Meeting (7:00 pm)

April 21st - Parks and Recreation Committee Meeting (7:30 pm)

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

**Adjournment**

With no further business, a motion to adjourn was made by Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 8:24 pm.

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

Respectfully Submitted,

Leslie Siebert  
Secretary, Planning Commission