

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
June 23, 2016  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, June 23, 2016, at the Honey Brook Township Building. The meeting was called to order at 7:01 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Melissa Needles, Terry Schmidt, Leslie Siebert, Bob Witters, and Troy Stacey. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: None

**Minutes:**

With no additions or corrections, the Chair called for a motion to approve the May 26, 2016, Planning Commission meeting minutes. Motion was made by Terry Schmidt, seconded by Bob Witters. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

1. Sam F. Stoltzfus & Jonas B. Stoltzfus Lot Add-on Plan Application 2016-6 (Tax Parcel Number 22-4-81.1 & 22-4-81.3)

~Review Letter from Technicon dated June 10, 2016

~Plan dated June 1, 2016

Ron Hershey, PLS, Hershey Surveying, Inc., was present on behalf of the applicant. The proposal is for a 5.4+/- acre property in the Agricultural district. The applicant wants to add an additional 5.5+/- acres to make a resultant 10 acre lot.

Mr. Hershey indicated that the applicant can comply with all of the comments in the TEI review letter but there was one waiver being requested. Mr Hershey distributed a letter to members date June 23, 2016, regarding the waiver request to allow installation of iron pins in lieu of monumentation for the property corners where existing monumentation was not found.

With no further discussion, a motion to recommend to the Board of Supervisors (BOS) support of the waiver to allow iron pins in lieu of concrete monuments for the Sam F. Stoltzfus & Jonas B. Stoltzfus Lot Add-on Plan Application was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

With no further discussion, a motion to authorize Susan Lacy, Chair, to sign the non-building waiver for sewage planning when approved by Chester County Health

Department was made by Bob Witters, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

With no further discussion, a motion to recommend to the BOS that conditional final plan approval for the Samuel F. Stoltzfus & Jonas B. Stoltzfus Lot Add-on Plan Application be granted contingent upon satisfying the comments of the TEI review letter dated June 10, 2016, was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

## 2. Stoltzfus Storage Land Development Plan Application 2016-4 (TPN 22-3-24.4)

~Review Letter from Technician dated June 10, 2016 (Zoning / SALDO)

~Review Letter from Technicon dated June 21, 2016 (Stormwater)

~Plan dated June 7, 2016

Tom Tran, Commonwealth Engineers, was present for the applicant, along with the builder, Richard Hoover. There is an existing manufacturing business on Reservoir Road. The applicant is proposing to add a 7800 square foot building on the existing gravel area, with public tie-in for sewer, and water line to existing on-site water. The storm water plan is for an underground stone infiltrator; run off is to be retained on site.

Mr. Tran indicated that they have been working through revisions to the plans and applicant can comply with all of the items in the two Technicon review letters with the exception of the two requested waivers related to paving and parking islands. They are also asking for input on landscaping tonight.

Jennifer McConnell explained that TEI prepared two review letters, one covered the Zoning and SALDO reviews and the second covered the stormwater review. She reminded members that the sketch plan was reviewed two months ago.

Gary McEwen asked what was proposed for the alternative to a paved surface. Mr. Tran indicated there was a plan detail, 2" of 2A stone atop 6" of 3A stone, compacted. Gary McEwen further asked whether the option to change the surface can exist if there turns out to have a dust problem down the road. Jennifer McConnell, referring to a "nuisance," indicated that this condition can be added to the motion for the waiver recommendation. Jennifer McConnell indicated that the dust on the construction access road at Tel Hai was controlled with a spray which worked satisfactorily in the past. The applicant agreed.

Bob Witters, referring to a chain link fence along the boundary line, suggested plantings to provide screening whenever possible, specifically to hide the truck parking, if possible. Gary McEwen then suggested moving some of the trees along the back boundary where there is additional screening on an adjacent property to that area. The applicant is willing to consider this move if the sight distance is not an issue.

With no further discussion, a motion to recommend to the BOS waiver approval for dust free, all weather surface, in lieu of paving, with the condition that the dust does not

become a nuisance; AND a motion to recommend granting the waiver for raised islands to be provided at the end of all parking bays was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

A motion to recommend to the BOS that conditional final minor plan approval for the Stoltzfus Storage Plan be granted contingent on satisfying the comments of the TEI review letters dated June 10, 2016, and June 21, 2016, was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

### **Zoning Hearing Board/Conditional Use Applications**

1. Conditional Use Application: Stephen Stoltzfus, 375 Pleasant View Rd. (TPN 22-7-51.3) to operate a kennel (Countryside Kennel)

The applicant was present on his own behalf.

Jennifer McConnell referred to the TEI letter dated June 9, 2016. This kennel has been operating under a state permit since 2011. The 2.1 acre property is located the Agricultural district. The ordinance requires a 10 acre minimum, with 300 foot setbacks. The kennel structure is setback 20 feet and 150 feet from side lot lines; 260 feet from front and 185 feet in the back.

An audience member asked about the number of dogs in the kennel. The applicant responded there are 15 dogs on site; he is getting ready to get rid of four, which will leave 11. He is selling litters, puppies are kept until 8 weeks. The state came out to inspect, suggested he get a K-2 license which allows between 50 - 100 dogs, selling not more than 59 puppies per year. A question was asked about where the dog waste goes, and the applicant responded that waste goes into a holding tank, and it is regularly pumped. There is fencing on site to contain the dogs. Of note, the 14 x 24 building/shed did not have a permit.

An audience member asked how many times the dogs are bred in a year, and the applicant responded once a year. There was further discussion around whether ordinance requirements are monitored by the township, and concern about the number of kennels that are currently operating in the township, permitted or not.

With no further discussion, a motion to take a position of "no position" on the conditional use for Countryside Kennel to operate at 375 Pleasant View Rd, was made by Melissa Needles, seconded by Troy Stacey. Five in favor. Two opposed (LS, TeS) based on the site not meeting the requirements of the ordinance. The motion carried.

Jennifer McConnell reminded the applicant that the conditional use hearing will be July 13 at the township building.

### **Pending Ordinances**

None

### **Correspondence of Interest:**

None

### **Other Business**

#### 1. Troy Stacey - Waiver of Paving Requirement for Gooseberry Drive entrance from Baron Hills Farm Subdivision Plan

Troy Stacey indicated that he is still awaiting an informational letter from PennDOT in reference to an alternative entrance configuration. Jennifer McConnell explained that the original subdivision would have been required to contact PennDOT for driveway approval regardless of whether paving was proposed. This is typical for any project, such as the recent Olsen project, with PennDOT access. For the Olsen project they were required to verify that the existing entrances were properly permitted and that the proposed land development and increase in usage didn't require modifications to the entrances. The same would have been required for the Baron Hill subdivision at the time of application – ensuring the access was properly permitted and what modifications, if any, were required based upon the uses proposed under the subdivision.

Several neighbors near to the property (Wildflower Lane) and on Birdell Road and Icedale Road were present to oppose the waiver request. One neighbor questioned why the paving had never been done in the first place, if it was ordered in 2008. She expressed further concern that the applicant is violating the original conditions of use from the 2008 zoning hearing. Another neighbor wanted the record to reflect her concern that Mr. Stacey was in violation of the original use by increased traffic volume from multiple businesses that are not consistent with the current zoning. Troy Stacey disagreed, indicating that he has a variance. The neighbors were advised that the Planning Commission is an advisory board only and that the Township has a formal complaint process.

Further action was tabled until the PennDOT letter is received by Mr. Stacey.

#### 2. Comprehensive Plan Implementation

Gary McEwen and Leslie Siebert brought up the information from the Zoning Update Task Force Meeting where there was not enough time to go through the list of township priorities as hoped. PC members will continue to review and make suggestions of priorities. Bob Witters brought up about police and whether it is a PC priority or it is a BOS issue. Bob Witters is in favor of doing something jointly with the borough with regard to police. Gary McEwen indicated while this is listed in the Comp Plan, it is the BOS's responsibility, not the PC's.

### 3. Samuel Zook Variance Application

Jennifer McConnell discussed a variance application that was recently submitted for a site at on Route 10, just south of the Walnut Street intersection. The applicant plans to tear down a barn (30' x 42') and two existing sheds and replace with a bigger barn (40' x 52') which will contain horses. The ordinance requires 60 feet setback from the property lines due to the housing of livestock; the applicant's is seeking a variance for 20 feet side yard setback instead of 60 feet due to his well location.

There were several questions from members with regards to where the existing well and septic are situated as they were not marked on the site plan provided. Melissa Needles expressed concern about the plans being adequate, not to scale, clear, or complete. Jennifer McConnell will express the drawing concerns to Steve Landes. Comments on this application were tabled until further information is available for review.

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

June 25th - Storm Water Management for Home Owners (3:00 pm)  
July 7th - Board of Supervisors Workshop (7:00 pm)  
July 13th - Board of Supervisors Regular Meeting and Conditional Use Hearings (7:00 pm)  
July 19th - Land Preservation Committee Regular Meeting (7:00 pm)  
July 20th - Joint Meeting of Zoning Ordinance Update Task Force Mtg #4 (7:00 pm)  
July 21st - Parks and Recreation Committee Meeting (7:30 pm)  
July 28th - Planning Commission Regular Meeting (7:00 pm)

#### **Adjournment**

With no further business, the Chair called for a motion to adjourn which was made by Gary McEwen, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 8:44 pm.

The next Planning Commission meeting will be July 28, 2016.

Respectfully Submitted,

*Leslie Siebert*

Secretary, Planning Commission