

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
December 15, 2016
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, December 15, 2016, at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Leslie Siebert, Bob Witters, Melissa Needles, and Troy Stacey. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Terry Schmidt

Guests: None

Minutes:

There was no Planning Commission meeting held in November. With no further discussion, additions or corrections, the Chair called for a motion to approve the October 27, 2016, Planning Commission meeting minutes. The motion was made by Gary McEwen, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

1. Poplar Realty/Tabas Tract Final Subdivision Phase I Plan (22-8-52)
 - Plan dated November 11, 2016
 - Boucher & James, Inc., letter dated November 28, 2016
 - Technicon Enterprises, Inc. letter dated December 9, 2016

Melissa E. Prugar, PE, Project Manager, with Boucher & James, Inc., was present for the applicant. She is part of the engineering design team for the 128 unit development. The Plan previously received conditional preliminary and final plan approvals from the Township for the entire 128 unit development and since those approvals has been working to obtain outside agency approvals including PennDOT, NPDES, Water / Sewer. The builder, Penn Wynne Homes, who purchased the project is planning to stage construction into three phases over 6 - 8 years. The first phase, under consideration tonight, proposes 42 dwelling units along with a road network with two accesses off Grieson Road. The project design including layout, stormwater, landscaping and recreational facilities, etc. follows the originally approved design but Phase 1 includes only those improvements necessary to support the proposed 42 homes. The stormwater basins built under Phase 1 will be built in the final configuration which will handle additional runoff from future phases.

Ms. Prugar indicated that the applicants can comply with the items in the TEI letter. Chester County Conservation District (CCDC) has requested a phased Erosion & Sedimentation plan for the project, but no changes to the NPDES stormwater plans will be necessary as the stormwater design isn't changing.

Jennifer McConnell stated that the plan has to be evaluated as if no other phases are ever constructed – Phase 1 must be able to stand on its own. Tonight's presentation is an introduction to what Phase I will look like and to gain PC input on the components of the phased project. Ms. McConnell summarized that there will be two access points to Grieson Road and the Grieson Road improvements would be done as part of Phase 1. Work on Chestnut Tree would be deferred until that entrance is constructed in a future phase. The stormwater design will handle all of the runoff from the proposed Phase 1 and be oversized in Phase 1 to handle future runoff from additional phases. Landscaping is proposed around the Phase 1 dwellings/streets along with lot line buffers for the development as a whole. Public sewer facilities will tie into the existing pump station off of Cupola Court and public water will be provided.

As for recreational facilities, the applicant is proposing to install the multi-purpose field and basketball court under Phase 1. As part of the overall project (128 lots), a tot lot and walking trail was also required. Discussion was had over the walking trail and the timing of its installation. The Parks & Recreation Committee is starting to look at a trail study and may have some input on whether this property is proposed as part of a larger trail network and whether it should be a part of Phase 1 or whether it can be deferred to future phases. Ms. Prugar showed members on the plan where the recreation field and basketball court are located in front along Grieson Road. The walking trail and tot lot are proposed in a future phase due to their location. The recreational facilities will be part of the Homeowner's Association (HOA) with the option to offer dedication to the Township at any time. The walking trail has a continuing offer of dedication to the Township but is the HOA's responsibility at this time. Melissa Needles asked about the trail construction materials; Ms Prugar responded that the trails will be stone dust and were considered impervious in the stormwater calculations. Ms. Needles indicated that if the Township were to take dedication of the trails, a more durable material such as paving should be considered.

It was noted that the streets are to be dedicated to the Township and sidewalks are to be provided along one side of the streets. , and standing curbs are proposed. There was some discussion about the use of the recreational facilities by township residents and parking areas. The recreational facilities will be for the development residents though some off-street parking is provided. Accessible routes from the parking spaces to the field/court will be required by the Building Code Official.

Bob Witters asked about the amount of impervious coverage. Ms. Prugar responded that the stormwater design was based upon the maximum amount of impervious coverage on each building lot along with the roads, etc. There is a chart on the plans showing the remaining amount of impervious coverage allowed to be built for each lot based upon the typical house/driveway configuration shown – most leave ~600 SF of future impervious allowed. Ms. Needles indicated that this wasn't much impervious coverage and if front facing garages were proposed, it would reduce some of the initial impervious coverage on a lot. Front-facing garages require a larger front yard setback which is noted on the plans.

After some discussion by members about needing to see the plan again – there are zoning issues with the Open Space configuration / TDRs / remaining lot configuration – that need to be resolved for Phase 1. While these issues can be resolved, the configuration of the open space/undeveloped portion of the lot may change slightly. Jennifer McConnell is also following up on the timing of the trail installation. For these reasons, it was decided that Ms. Prugar will revise the plan and come back for the January PC meeting with an updated review letter by Technicon. The review clock starts at the 12/15 PC meeting and the Township has 90 days to review and take formal action unless an extension is granted.

With no further discussion, a consensus among members was to not to recommend conditional final plan approval tonight, in order to have the plan come back for review in the January meeting, prior to the February Board meeting.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

None

Correspondence of Interest:

None

Other Business

1. *Component I Planning Module for Daniel Stoltzfus, Talbotville Road (22-4-33); motion to approve/not approve Chairman to sign Section J after approval of SEO*

This plan is under review by the Chester County Health Department (CCHD). There is a non-building waiver on the subject lot from a prior subdivision. Mr. Stoltzfus is now proposing to construct a Single Family dwelling which requires on-lot septic testing by CCHD and sewage planning through DEP.

With no further discussion, motion to authorize the Chair to sign the Daniel Stoltzfus Component I Planning Module once approved by the CCHD, was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion passed.

2. *Proposed Meeting Dates* - Susan Lacy reviewed the proposed meeting dates for 2017. The Planning Commission opted to continue with the 4th Thursday of each month except for November and December which would be 11/9/2017 and 12/14/2017 due to the holidays.
3. *Comprehensive Plan Implementation Projects* - there has not been any further input from the township manager or the BOS other than a proposed trail study, and possibly a more comprehensive recreation study, if more funding is available.

Upcoming Meetings - All dates subject to change

January 3 - Board of Supervisors Reorganization & Regular Meetings (7:00 pm)
January 4 - Zoning Ordinance Task Force Update meeting # 8 (7:00 pm)
January 17 - Farmer's Breakfast & Land Preservation Committee Reorganization & Regular Meetings (8:00 am)
January 19 - Parks and Recreation Committee Reorganization & Regular Meetings (7:30 pm)
January 26 - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, the Chair called for a motion to adjourn. A motion was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The meeting was adjourned at 8:29 pm.

The next Planning Commission meeting will be January 26, 2017.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission