

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
January 26, 2017
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, January 26, 2017, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Chairperson Susan Lacy. Commissioners present were Bob Witters, Melissa Needles, Terry Schmidt, Leslie Siebert and Troy Stacey. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Gary McEwen

Guests: None

Minutes:

With no further discussion, additions or corrections, the Chair called for a motion to approve the December 15, 2016, Planning Commission meeting minutes. The motion was made by Bob Witters, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

The Chair called for a motion to name the Chair of the Planning Commission for 2017. The motion for Susan Lacy to continue as Chair was made by Bob Witters, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

The Chair called for a motion to name the Vice Chair of the Planning Commission for 2017. The motion for Gary McEwen to continue as Vice Chair was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

The Chair called for a motion to name the Secretary of the Planning Commission for 2017. The motion for Leslie Siebert to continue as Secretary was made by Susan Lacy, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

1. Westbrooke IP, LLC, Preliminary Subdivision/Land Development Plan 2016 - 2 (Tax Parcel Number 22-3-75.5A, TEI #546)
 - Plan last revised January 10, 2017
 - Technicon Enterprises Inc., (TEI) letter dated January 19, 2017
 - Commonwealth Engineers waiver request letter dated January 26, 2017 (distributed at meeting)

Mike Cowen, EIT, Project Manager, Commonwealth Engineers, was present for the applicant. The subdivision plan is proposing to extend the existing Westbrooke Drive cul-de-sac street to access four additional lots. No development is planned at this time. The proposed street creates a non-conforming land remnant that will be annexed to an adjoining lot.

Jennifer McConnell discussed the comments in the TEI Review letter dated January 19, 2017. In terms of Zoning, the lots are proposed as industrial and meet ordinance requirements for

area/bulk requirements. The new street results in a longer “front yard” for the existing lot that currently houses King’s Tables which results in existing outdoor storage being in a “front yard” where outdoor storage is not permitted. There is no nearby residential uses that would be affected by the view of the storage.

Bob Witters asked for clarification that a side yard will be eliminated to make a frontage, and what about more screening trees?

Susan Lacy commented about the choice of red maples and white pines, in addition to the street trees, which could work if shifted around the site. The Planning Commission recommended that evergreen street trees be placed in the vicinity of the storage to buffer the view.

It was noted that other issues such as permission from the existing owner of Westbrooke Drive (which is not yet dedicated) as well as PP&L whose aerial transmission easement the road will be crossing will be required. Sewage planning must also be approved by DEP as well as the layout of the proposed water / sewer lines by the respective authorities. The NPDES permit application is under review.

The configuration of the existing cul-de-sac was discussed and the PC recommended the use of striping to delineate the roadway within the existing cul-de-sac and placement of no parking signs to prevent sight distance impacts. This allows existing driveways off the cul-de-sac to remain as is. It was noted that a street light should be provided at this transition point as well as at the end of the new cul-de-sac. Susan Lacy also suggested including a street light at the first (tighter) curve of the extended road way.

Jennifer McConnell pointed out the following waivers from Chapter 22 of the Township SALDO are being requested; referring to the January 24, 2017 memo “Summary of Waiver Requests:”

- Waiver for relief from plan drawn to scale - 1" = 100' for certain overall plans
- Maximum length of the cul-de-sac – an emergency entrance off Route 10 is proposed
- Elimination of the center island within the cul-de-sac
- Center line horizontal curve radius, proposed 113 feet instead of 150 feet, to allow for existing features (basin / parking).
- Traffic impact study - it is not known about the planned development so applicant is requesting a deferral until development of each lot.
- Pins in lieu of monumentation along the boundaries;
- Deferral of street tree and lot line buffer landscaping along the new lots until development of each of those lots. Street trees are to be placed along the existing basin lot and developed lot as well as around the residential use abutting Lot 4.

Also a waiver from the Stormwater Ordinance to allow the new basin outlet pipe to be HDPEP in lieu of RCP is being requested. Jennifer McConnell does not have an objection to this from a technical standpoint.

Jennifer McConnell indicated the rest of the review comments are some drafting clean up, with which they can comply. Tonight the applicant is looking for recommendations on the waivers, and preliminary plan approval.

With no further discussion, a motion to recommend to the BOS to grant waiver requests based on the letter dated January 26, 2017, was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

With no further discussion, a motion to recommend to the BOS to grant conditional preliminary plan approval for Westbrooke IP, LLC, conditional upon satisfying the comments in the TEI letter of January 19, 2017 with street lighting and landscaping as discussed in the meeting, was made by Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

2. Poplar Realty/Tabas Tract Final Subdivision Phase I Plan 2016-13 (TPN 22-8-52, TEI #408)
 - Plan last revised January 6, 2017
 - Boucher & James, Inc., response letter dated January 10, 2017
 - Technicon Enterprises, Inc., letter dated January 20, 2017

Melissa E. Prugar, PE, Project Manager with Boucher & James, Inc., was present for the applicant, noting that she was here last month. The overall plan proposes 128 new homes. Phase 1 consists of 42 homes with a price point between \$270,000 - \$320,000. They are three to four bedroom homes on approximately 1/4 acre lots.

Jennifer McConnell noted that the plan revisions addressed the bulk of the comments from last month. Remaining issues include administrative items such as agreements, HOA documents, final water and sewer approvals, posting of security, etc.

Recreational facilities were discussed. Jennifer McConnell consulted with Kevin from the Trail Study Task Force; they would like an assurance that the trail will be constructed even if future phases are never built. Ms. Prugar indicated that in light of this, the applicant is now proposing to install the multi-purpose field and a portion of the trail from Phase 1 to Cupola Road to be constructed in Phase 1, and shifting the basketball court installation to a future phase. The trail material and location was discussed and Ms. Prugar indicated that both were at the recommendations of the Brandywine Conservancy. The township will have a standing offer of dedication of the trail at any point.

With no further discussion, a motion to recommend to the BOS, conditional Final Plan approval for the Poplar Realty Stage 1 Final plan was made by Bob Witters, seconded by Leslie Siebert. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

None

Correspondence of Interest:

None

Other Business

It was noted that the Planning Commission would like to see the SALDO amendment to allow the use of pins in lieu of monuments by right since this is a routine waiver.

Upcoming Meetings - All dates subject to change

February 1 - Zoning Ordinance Task Force Update Meeting #14 (7:00 pm)
February 2 - Board of Supervisors Workshop (7:00 pm)
February 8 - Board of Supervisors Regular Meeting (7:00 pm)
February 9 - Trail Study Committee Regular Meeting (7:30 pm)
February 16 - Parks and Recreation Committee Regular Meeting (7:30 pm)
February 23 - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, the Chair called for a motion to adjourn. A motion to adjourn was made by Terry Schmidt, seconded by Troy Stacey. All in favor. None opposed. The meeting was adjourned at 8:05 pm.

The next Planning Commission meeting will be February 23, 2017.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission