

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
February 23, 2017  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 23, 2017, at the Honey Brook Township Building. The meeting was called to order at 7:04 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Bob Witters, Melissa Needles, Terry Schmidt, Leslie Siebert. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Troy Stacey

Guests: John McHugh, Supervisor

**Minutes:**

With no further discussion, additions or corrections, the Chair called for a motion to approve the January 26, 2016, Planning Commission meeting minutes. The motion was made by Terry Schmidt, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

None

**Zoning Hearing Board/Conditional Use Applications**

2017-1: Samuel Kauffman, 2400 Compass Road - variance from 1604.M.2(b) to operate a second kennel on TPN 22-10-3.2A

Jennifer McConnell explained that the applicant's father had obtained a Conditional Use approval last year to operate Sunny Slope Kennel on the subject property. The current applicant and landowner Samuel Kauffman, has obtained a State license to also operate a kennel from the property. The Township sent Samuel a letter indicating the need to obtain Township approval to operate a kennel (through the Conditional Use process) and also noting that the Zoning Ordinance only allows one kennel per property and therefore a variance would first need to be obtained prior to applying for a conditional use. The applicant noted that both he and his father previously were given permission by the Township to operate two kennels on the property but they later voluntarily shut down the kennels for a period of time to make improvements and have now restarted operations. Samuel's kennel was not operating yet as of last year when Sunny Slope Kennel was given a conditional use approval to operate. The property is 62 acres and the buildings utilized for the kennel are more than 300' from all property lines, meeting the area and bulk requirements for kennels. Planning Commission members inquired about the number of dogs in each of the kennels. In 2010, the second proposed kennel had 50 dogs, and it now has 28 dogs. Sunny Slope Kennel currently has 15 dogs. Members continued discussion around "puppy mills," and whether these kennels met that definition. The applicants provided feedback as to living conditions and care for the dogs to show that they did not meet the general "puppy mill" definition. Members continue to express concern that there is insufficient oversight of existing kennels in the township.

With no further discussion, Gary McEwen called for a motion to support the variance application from 1604.M.2(b) for Samuel L Kauffman to operate two kennels at 2398 and 2400 Compass Road to the Board of Supervisors. The motion was seconded by Bob Witters. Five in favor. One opposed. The motion carried.

**Pending Ordinances:** None

**Correspondence of Interest:** None

**Other Business**

1. Styer Stormwater Plan - Meadow Drive (22-6-15.6); Stormwater design waiver request

Bill W. Witman, PE, from Witman Engineers & Consultants, LLC was present for the applicant. The lot was created under a subdivision plan around 1977. This is a small approximate ½ acre lot further constrained by a sanitary sewer easement.

Jennifer McConnell explained that Meadow Drive Subdivision is partially in the Township and the Borough. The applicant is proposing to construct a small house and driveway on 0.54 acres resulting in an increase of 2,400 SF +/- of new impervious coverage. The applicant is proposed two stone infiltration beds to handle the runoff from the proposed dwelling and the runoff from the grass and new driveway are designed to sheet flow off the property. Due to limited infiltration rates, lot area and site grading, the applicant's engineer has indicated that the peak rate reductions required by ordinance (10 year post to 2 year pre and a pre- to post match for larger storms) cannot be met. The applicant has requested a waiver to allow a maximum 0.1 cfs increase in the peak rate runoff rates over the pre-development runoff rates for all storms. The applicant has shown that the groundwater recharge requirements will be met. Jennifer McConnell indicated there are minimal flows coming off the site, and TEI is satisfied that the flows will not have an impact on downstream properties.

The Chair called for a motion for the waiver request from the peak runoff for the Styer Stormwater Plan on Meadow Drive. The motion to recommend that the BOS grant the waiver request was made by Terry Schmidt, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

2. Westbrooke IP, LLC (22-3-75.5A) Component 3 Planning Module - motion for the Planning Commission Chair to sign Section 4A

With no further discussion, the Chair called for a motion for the Planning Commission Chair to sign Section 4A of the Sewage Planning Module for Westbrooke IP, LLC. The motion was made by Gary McEwen, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

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

March 1 - Zoning Ordinance Task Force Update Meeting #14 (7:00 pm)

March 2 - Board of Supervisors Workshop (7:00 pm)

March 8 - Board of Supervisors Regular Meeting (7:00 pm)

March 9 - Trail Study Committee Regular Meeting (7:30 pm)

*March TBD - Zoning Hearing 2017-1; Samuel L Kauffman 2nd kennel on 22-10-3.2A*

March 15 - Zoning Ordinance Task Force Update Meeting #14 (7:00 pm)

March 16 - Parks and Recreation Committee Regular Meeting (7:30 pm)

March 21 - Land Preservation Committee Regular Meeting (7:00 pm)

March 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 Bob Witters, seconded by Gary McEwen. All in favor. None opposed. The meeting adjourned at 8:10pm.

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

Respectfully Submitted,

Leslie Siebert  
Secretary, Planning Commission