

**Honey Brook Township**  
**Board of Supervisors**  
**March 8, 2017 Regular Meeting Approved Minutes – 7:00 PM**

The meeting was called to order at 7:07 pm by Vice Chair Tracy Olsen with the pledge to the flag. Also present was Supervisor Travis Stacey; Steve Landes, Township Manager; Michael Reinert, Township Engineer; and Chris Hartman, Township Solicitor. Supervisor John McHugh was absent.

**Announcements**

1. In accordance with Resolution 2-2012, Tracy Olsen stated that Scott Stilson, Vincent Drive, is videotaping tonight's meeting.

**Consent Agenda**

1. Approve the Board of Supervisors Minutes of the February 2 Workshop as presented and the February 8 Regular Business Meeting.
2. Accept the Planning Commission Minutes of February 23, 2017
3. Accept the Park and Recreation Committee Minutes of February 16, 2017
4. Accept the February 2017 Financial Report.
5. Accept the February 2017 Zoning and Building Report submitted by Technicon.
6. Accept the February 2017 PA State Police Report.

Travis Stacey made a motion, seconded by Tracy Olsen, to approve the entire Consent Agenda with the corrections as stated by Kristy Deischer-Eddy. All in favor; motion carried.

**Departmental Reports**

1. Don Johnson, Public Works Director: Don reported that the Road Crew finished street sweeping in the developments. Also this week, the work was finished on the stream bank restoration on Beaver Dam Road. The next thing to start on will be the ditches.
2. Kristy Deischer- Eddy, Administrative Assistant: starting this month, the Honey Brook Community in Partnership meetings will be held on the second Tuesday of the month at 7:30 am at Heatherwood Retirement Community.

A resident on Icedale Road has a small radio transmitter at 1660 on the am dial, WHBR. At this time, the range is only in the area of Icedale Road, but the owner hopes to boost the power in the near future for a two-mile radius. The office is sending public service announcements to the station—the same ones that appear on the website and Facebook. It's one more avenue to get news out to the community.

3. Steven Landes, Township Manager: I am currently preparing the bid specifications for Public Works annual supplies bids, including all materials needed for the Park Road improvement project.
4. Land Preservation Committee: Steve stated that the Supervisors will attend the committee's March 21<sup>st</sup> meeting at 7:00 pm for a presentation about what was accomplished in 2016 and also to be updated about the Natural Lands Trust potential purchase of 155 acres for open space that is in both Honey Brook and West Caln Townships. Natural Lands Trust has requested that the Township make a financial contribution toward the purchase.

5. Trail Study Committee: the meeting for tomorrow night was canceled because the committee has set up a couple of site visit including the Tabas Tract to review the proposed trail alignment for Phase 1 and also James A. Umble Park, where they will develop a rain garden.
6. Parks and Recreation Committee: Kristy Deischer-Eddy stated that a high school student from Twin Valley High School was a guest at the meeting who leads an environmental awareness group. They will be assisting the Park & Recreation Board with their Great American Cleanup project and installation of the rain garden.

The Summer Camp will be held again for five weeks; the information for that will be available soon.

7. Planning Commission: Terry Schmidt and Bob Witters were present from the committee. Mike Reinert stated that at the next meeting, there will be several plans for review including Village Greene Phase 3, Howe Subdivision on Suplee Road, and a subdivision proposal by Michael France. There is also a variance application to review.

Bob Witters asked if it were possible to get the PC packets out sooner. Kristy Deischer-Eddy stated that the packets are assembled and mailed the Friday before the meeting. Because of the submission deadlines it would be difficult to have it out any sooner.

Mike Reinert stated that we try to include as much as we can in the packet so that there doesn't have to be information e-mailed to the PC, although that is necessary at times.

### **Open Forum**

1. Joel Goldman, Caitlin Court in the Foxbrooke development stated that he objects to the proposed location of the walking trail in the Poplar Realty subdivision which is very close to his rear property line. He read a prepared statement which he provided to the Township Manager. He was concerned about the impact trail use would have on his and his neighbor's privacy and questioned whether the trail could be moved farther away.

Steve Landes suggested that the Trail Study Committee review Mr. Goldman's concerns and provide the Supervisors with their recommendation.

Also objecting to the trail location were Karen Klein, Valerie Shultz and Pam Bachman from Caitlin Court.

Karen Klein also complained about the lack of services provided by the Township and that the Poplar Realty subdivision was approved without taking into account the impact to other residents. She also questioned why the 0.5% earned income tax that residents pay for land preservation wasn't used to preserve the Tabas tract and where the money is going.

Mike Reinert stated that the Poplar Realty Plan has been discussed for many years at many public meetings and that the developer was required to perform a number of studies. Steve Landes noted that all plans are reviewed by volunteers that serve on the Planning Commission as well as the Township Engineer. The overall plan was conditionally approved by the Supervisors at a public meeting in 2015 which was followed by the recent Phase 1 approval of the first 42 units also at a public meeting.

Steve Landes stated that the land preservation program is voluntary and the Township cannot insist that property owners sell their development rights. Since inception of the program, the Township

has preserved over 25% of the farmland in the community. Another important fact about the program is that the Township is paying only 25 to 33 cents on the dollar to preserve farms and open space with the Brandywine Conservancy and Chester County providing the rest of the money.

Valerie Shultz and Karen Kline questioned whether a traffic signal was going to be installed at the intersection of Chestnut Tree Road and Rte. 322. They noted that the intersection is already dangerous and the addition of 128 homes by Poplar Realty will make traffic much worse. Mike Reinert stated that there's no requirement for the installation of a traffic light

Joel Goldman asked if it was possible to take a picture of the Poplar Realty plan. Chris Hartman stated that there's a copyright issue with plans. You need permission from the creator of the plan to take pictures of it. Steve Landes said that he will provide the contact information for the engineer of the plan to Mr. Goldman.

Steve Landes questioned whether Mr. Goldman would agree to be the Township's point of contact with the neighborhood to report back about the trail location. Mr. Goldman agreed.

Chris Hartman stated that anyone who wants documents from the Township about the Poplar Realty plan or anything else should submit a right-to-know request form, and then the staff will provide documents unless prohibited by law. Steve Landes noted that right-to-know request form can be provided by the office plus it's available on our website.

2. Dustin Nierintz, from the Twin Valley Fire Company, stated that he looked forward to the next Township meeting to bring our new truck. Since the last meeting, 1,297 hours have been put in by our volunteers.

### **New Business**

1. Travis Stacey made a motion, seconded by Tracy Olsen, to approve the payment of all invoices prepared by the Treasurer. All in favor; motion carried.
2. Travis Stacey made a motion, seconded by Tracy Olsen, to enact Ordinance 187, amending Chapter 10 of the Township Code regulating Junkyards. All in favor; motion carried.
3. Travis Stacey made a motion, seconded by Tracy Olsen, to waive the peak rate runoff requirements for the Styer Stormwater Plan on Meadow Drive (TPN 22-5-16.17), as recommended by the Township Engineer. All in favor; motion carried.
4. Travis Stacey made a motion, seconded by Tracy Olsen, to exonerate uncollectible real estate property tax liens on mobile homes that were removed from their lot as identified by the Chester County Tax Claim Bureau. All in favor; motion carried.
5. Travis Stacey made a motion, seconded by Tracy Olsen, to appoint Nicole Markward of 909 Chestnut Street, Honey Brook and Lisa Snyder of 20 Southwind Drive, Honey Brook to terms on the Board of Trustees for the Honey Brook Community Library effective immediately and ending December 31, 2020. All in favor; motion carried.

6. Motion to (support / not support / take no position) the zoning variance application submitted by Samuel Kauffman to permit a second kennel to be operated at 2400 Compass Road.

Mike Reinert stated that the applicant was present. This kennel was previously in operation at this location. Samuel Kauffman did not have any comments.

Mike Reinert stated that the Planning Commission discussed this application at their last meeting. Mr. Benueel Kauffman was approved for his Sunny Slope Kennel, and because Mr. Samuel's Kauffman would be a second kennel on the same property, they need a variance. The Planning Commission adopted a motion to support the variance application because of the size of the property, and the good conditions for the dogs.

Tracy Olsen asked what the acreage of the farm is. Mike Reinert stated it is 62 acres.

Travis Stacey made a motion, seconded by Tracy Olsen, to support the zoning variance application submitted by Samuel Kauffman to permit a second kennel to be operated at 2400 Compass Road.

7. Motion to (approve / not approve) the following financial security actions recommended by Technicon:
  - a. Establish financial security in the amount of \$91,966.71 for the Tracey Olsen land development at 3041 Horseshoe Pike (22-8-31).
  - b. Establish financial security in the amount of \$31,376.95 for the Samuel King Storm Water Management plan at 434 Beaver Dam Road (22-11-73).

Tracy Olsen stated that she has an interest in the first item, as that is her project. Chris Hartman stated that because John is not here, in order for there to be an action, Tracy and Travis are the only ones here to have a vote. Under the ethics act, you are permitted to vote on the motion to maintain quorum, so long as you stated your interest publicly, which you did.

Travis Stacey made a motion, seconded by Tracy Olsen, to approve the two financial security actions recommended by Technicon. All in favor; motion carried.

### **Old Business**

Streetlight request at the South Birdell Road & Horseshoe Pike Intersection: Steve Landes stated that Mike Reinert contacted PennDOT, who informed him that they are not responsible for providing lighting on State Roads. If the Township wants a light at this location then it is at the Township's expense. Technicon will evaluate the intersection and recommend solutions to the gentleman's concern expressed at last month's meeting.

Mike Reinert stated that we will continue to explore the options and report back to the Board at the April workshop meeting.

### **Open Forum**

Henry Zawada, Lakeview Drive, stated he has a trespassing problem on his property which is adjacent to the Glen Brubaker farm off of White School and Morgantown Roads, near Struble Lake. He is concerned about the trespassing and also the way his complaints are being handled by the PA State Police. The trespassers have ripped down trees and "No Trespassing" signs; they snowmobile on my property and I've seen hunters on the property. The state police suggested that I put up cameras to help catch these people; they just don't seem to want to get involved.

Travis Stacey suggested that Mr. Zawada notify the Game Commission because they are responsible to monitor the Struble Lake area and enforce the game laws.

**Adjournment**

Tracy Olsen made a motion, seconded by Travis Stacey, to adjourn the meeting. All in favor. Meeting adjourned at 8:09 pm.

**Upcoming Meetings:** *Dates are subject to change*

March 9	Trail Study Committee (7:30 pm)--CANCELLED
March 15	Zoning Update Task Force (7:00 pm)
March 16	Parks and Recreation Committee (7:30 pm)
March 21	Land Preservation Committee (7:00 pm)
March 23	Planning Commission (7:00 pm)
March 27	Zoning Hearing Board – Samuel Kauffman Variance Application (7:30 pm)
April 5	Zoning Update Task Force (7:00 pm)
April 6	Board of Supervisors Workshop Meeting (7:00 pm)
April 12	Board of Supervisors Regular Business Meeting (7:00 pm)
April 13	Trail Study Committee (7:30 pm)

Respectfully submitted,

Kristy J. Deischer-Eddy, Recording Secretary