

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

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 23, 2017, at the Honey Brook Township Building. The meeting was called to order at 7:05 p.m. by Chairperson Susan Lacy. Commissioners present were Gary McEwen, Bob Witters, Melissa Needles, Terry Schmidt, Leslie Siebert, and Troy Stacey. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: None

Guests: None

Minutes:

With no further discussion, additions or corrections, the Chair called for a motion to approve the February 23, 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. Michael France & Karyn Jones(TPN 22-8-7) Subdivision
—Engineer's letter dated March 16, 2017
— Plan dated March 6, 2017

The applicants were present on their own behalf. Mr. France explained that his property is a farm that has been in the family for nine generations. He and his wife bought the property in 1998 from his wife's father. The 98 acre parcel will be subdivided into two lots. He will maintain 38 acres, and the 60 acre southern half will be reserved for agriculture. Both lots are under conservation easement. Possible future development on lot 1 (right to build) allows for one residential dwelling.

Jennifer McConnell pointed out items in the TEI review letter — subdivision complies with zoning but some notes regarding any future disturbance within woodlands, etc shall be added. There are minor drafting comments related to SALDO requirements to be addressed. A copy of the plan has gone to Chester County Planning Commission, Chester County Health Department and to the County (conservation easement) for review.

SALDO comment #7 relates to a partial waiver request to only pin the proposed new lot line and not the entire boundary; SALDO #8 notes that landscaping is at the discretion of the Planning Commission for minor subdivisions. The PC felt no landscaping was needed since no development is proposed.

A question was asked about a potential area for building. There is no plan now to build, but under the Conservation Easement there is a 2 acre area reserved for a dwelling unit. The driveway must also be within this 2 acre building area, so the development would be located closer to the front of the lot. Stormwater management would be required at the time of construction and approved by the County holding the conservation easement.

With no further discussion, a motion to recommend support of the partial waiver request related to monumentation for the France Subdivision was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

With no further discussion, a motion to recommend granting conditional final plan approval contingent satisfying the items in the March 16, 2017, TEI review letter was made by Leslie Siebert, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

With no further discussion, a motion to have the Planning Commission Chair sign the SEO non-building waiver when it is approved by CCHD was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

2. V2017-1 Village Greene (TPN 22-8-86) Phase 3 Final Plan

—Engineer's letter dated March 17, 2017

—Plan dated February 23, 2017

Christopher Falencki, Engineer, and Sam Nemroff, Applicant were present.

Jennifer McConnell stated that this plan follows the layout of what was originally approved as the overall preliminary plan in 2004-2005. The remaining streets will be constructed and the existing detention basin which is currently in E&S condition, will be filled in Phase 3 to allow for construction of the remaining units. She went through the TEI review letter, noting that there are administrative items such as posting of financial security, water and sewer approvals, updated HOA documents, etc. There are some drafting changes needed to accurately and clearly reflect what is proposed as part of Phase 3 and what was previously constructed under Phases 1 & 2. It was noted that the existing NPDES permit is good until February 2020.

The major issue raised in the review letter related to the proposed recreational facilities (SALDO #4). Under the original preliminary plan approval there were proposed a tennis court, multi-purpose field, tot lot, walking trail, gazebo, and picnic area along with a \$15,000 fee in lieu contribution. Under Phases 1 & 2, portions of the walking trail, the gazebo, picnic area, tot lot and multi-purpose field were proposed, leaving a small segment of the walking trail, the tennis court and the fee-in-lieu to be constructed as part of Phase 3. In lieu of the tennis court, the applicant showed a community garden on the submitted plans. Jennifer indicated that she heard from the HOA/Advisory board that the community was not in favor of a garden. Mr. Nemroff stated that he had also spoken with the HOA/Advisory board and was agreeable to paving portions of the existing walking trail that have been washing out and providing a horseshoe pit in lieu of the tennis court and also doing the required fee-in-lieu.

Kathy Murphy, a Village Greene resident representative for the HOA and on the Advisory Board, said that on behalf of members with dogs and little children, she would advocate for the walking trail. She also asked about the multi-purpose field uses and condition (holes and grass). It was noted that an underground infiltration bed still needed to be installed in that area before the final topsoiling, grading and seeding could occur. She asked for clarification on a "picnic area" and it was noted that the Township would need to review the original plans to determine what items were to be included in a picnic area.

Margo Casey, also a Village Greene resident, and on the Advisory Board expressed her opinion in favor of not a doing tennis court, and supported doing paving and horseshoe pit.

The BOS will ultimately determine the required recreational facilities. The PC is supportive of paving portions of the walking trail and providing a horseshoe pit. It was noted that the amount of impervious cover for trail paving cannot exceed the original amount of impervious cover for the tennis court. The applicant and his engineer shall work with the HOA/Advisory Board to determine the areas of walking trail that should be paved and present an exhibit for review by the Township Engineer and consideration by the Board of Supervisors. It was noted that the recreational facilities were designed under a prior ordinance and waivers were granted under the original preliminary plan for "recreational facilities design standards" per the notes on the plan.

A motion to recommend granting a waiver to allow the tennis courts to be replaced with a horseshoe pit and partial trail paving, at locations agreed upon between the HOA/Advisory Board, the applicant and the Township, and to be updated on the plan was made by Leslie Siebert, seconded by Troy Stacey. All in favor. None opposed. One abstained (Melissa Needles due to residency). The motion carried.

Jennifer McConnell continued with the review letter – noting that there are minor clarifications on the stormwater design needed and that a detailed landscaping plan review will be conducted to ensure the plans match the planting schedule. Gary McEwen asked about the grading requirements around buildings and noted that the 8” drop didn’t appear to be sufficient. The Township and design engineers will review the grading to ensure there is adequate drainage.

Bob Witters asked whether the streets are dedicated. Mr. Falencki replied no but they are built to township specifications.

With no further discussion, a motion to recommend granting conditional final plan approval for Village Greene Phase 3, conditioned on satisfying the items in March 17, 2017, TEI review letter, and obtaining the waiver for the above motion, was made by Troy Stacey, seconded by Gary McEwen. All in favor. None opposed. One abstained (Melissa Needles due to residency). The motion carried.

3. Craig Howe (22-7-45) Subdivision

— Engineer’s letter dated March 15, 2017

— Plan dated March 8, 2017

Kris Phillips, surveyor, Abacus Engineering, was present for the applicant. The plan proposing the subdivision and subsequent partial annexation of a lot adjacent to Schnure Manufacturing on Suplee Road. The applicant is looking to carve out a lot around the existing Schnure Manufacturing building that is located on the same lot as an existing dwelling and annex this land to the existing lot designated as Lot 2 in order to separate the manufacturing building from the residence, which is owned by a family member. The building is an industrial paint shop for the manufacturing business. The property is all under the same ownership.

Lot 2 is zoned commercial and the proposed lands to be annexed is zoned R-Residential. The PC comments that if this annexation goes through, then the Township should consider adjusted the C-Commercial zoning boundary as part of the Comprehensive Plan changes to address the existing non-conforming use of land. All can be complied with.

Jennifer McConnell indicated that the majority of the items in the review letter are drafting comments to be addressed through the addition of notes and other minor plan details. The largest issue is access to the manufacturing building which is through adjoining lots. The applicant’s engineer presented an updated plan that showed the existing gravel areas around the building and the existing access through adjoining Schnure manufacturing lands. It was noted that access easements would be established to allow this access as to not require a new driveway to be installed.

With regards to the rest of the letter, the applicant’s engineer indicated he can comply with the required items including reduction of plan size, addressed sewage planning with CCHD, monumenting the new lot line and showing all existing monumentation around the property boundary, showing other existing features. The PC determined that no landscaping was necessary for this plan as no new development is proposed. Regarding the general comments, Mr. Phillips requested to change wording regarding recording of the consolidation deed to “concurrently” with recording of the plan (since at the same time cannot technically occur)

Bob Witters commented on based on his review of the wording on the letter, he noted 27 “shalls” and 4 “musts.” Jennifer McConnell said this is standard ordinance language and Mr. Phillips confirmed that everything in the letter will be addressed.

With no further discussion, a motion to recommend granting conditional final plan approval for the Craig Howe Minor Plan, conditioned on satisfying the items in the March 15, 2017, TEI review letter, was made by Gary McEwen, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

ZH 2017-2: Benuel and Amanda Kauffman, 570 Beaver Dam Road (TPN) variance from 27-403.3 variance to construct an Agricultural building within the setback

The applicant was not present. Jennifer McConnell explained that the applicant is proposing a 1700 square foot barn for animals. The ordinance requires a 60 foot setback from the lot lines. The proposed setback is 25 feet, and per the application this is to avoid a steep slope and place the barn at the edge of the existing driveway area. There was some discussion around the guessing of the applicant's intentions, given that he was not present to answer questions, the limited information and lack of clarity on the presented plan. It was noted that the Township should encourage applicants to be present when their plans are being discussed.

A motion to recommend taking no position on the variance application of Benuel & Amanda Kauffman, 570 Beaver Dam for the construction of a barn based on the lack of complete information and without the applicant present to ask questions, was made by Gary McEwen, seconded by Leslie Siebert. All in favor. None opposed. The motion carried. In addition, Gary McEwen suggested that the applicant consider rotating the structure to follow the contours to increase the setback from the side lot line.

CU 2017 - 1: Benuel M. Stoltzfus, 1991 Beaver Dam Road (22-9-28.1) - to operate Creekside Kennel

The applicant was present on his own behalf. The property is on 12 acres located on 1991 Beaver Dam Road, with an adjoining 7.2 acres. The applicant has a state license. Several questions were asked about the number of dogs (14) and what kind of dogs (Akitas and German Shepherds). The waste is handled by "scooping it up" and dumping it on the field behind.

Jennifer McConnell had emailed the review comments. She noted that kennels are allowed in the Agricultural district on lots of 20 acres with 300' setbacks from lot lines. The existing facilities appear to be within 300' of Beaver Dam Road and the actual lot is only 12 acres though adjacent land is owned.

With no further discussion, Gary McEwen called for a motion to support the Conditional Use for Benuel Kauffman to operate Creekside Kennel. The motion was seconded by Troy Stacey. All in favor. None opposed. The motion carried.

Pending Ordinances

None

Correspondence of Interest:

None

Other Business

1. Kris Phillips wanted to discuss a couple of additional plans in the pipeline: P17019 Wilson property subdivision, on Suplee Road, which would create an additional 2 acre lot, as allowed by Clean & Green. The second one, P17048 Fisher property, intends to create separate lots for the two existing homes on the property. There is a shared well and heating system at present which will require easements.

Upcoming Meetings - All dates subject to change

March 27 - Zoning Hearing 2017-1; Samuel Kauffman 2nd kennel on 22-10-3.2A

April 5 - Zoning Ordinance Task Force Update Meeting #19 (7:00 pm)

April 6 - Board of Supervisors Workshop (7:00 pm)

April 12 - Board of Supervisors Regular Meeting (7:00 pm)

April 13 - Trail Study Committee Regular Meeting (7:30 pm)

April TBA - Zoning Hearing 2017-1; Benueel & Amanda Kauffman Ag Bldg. within setback 22-10-44.4A on 22-10-3.2A

April 19 - Zoning Ordinance Task Force Update Meeting #20 (7:00 pm)

April 20 - Parks and Recreation Committee Regular Meeting (7:30 pm)

April 27 - 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 Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The meeting was adjourned at 8:49 pm.

The next Planning Commission meeting will be April 27, 2017.

Respectfully Submitted,

Leslie Siebert
Secretary, Planning Commission