

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
April 27, 2017  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, April 27, 2017, at the Honey Brook Township Building. In the absence of the Chair and Vice-Chair, the meeting was called to order at 7:04 p.m. by Secretary Leslie Siebert. Commissioners present were Bob Witters, Melissa Needles, Terry Schmidt, and Leslie Siebert. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present and moved the business portion of the meeting.

Absent: Gary McEwen, Susan Lacy, Troy Stacey

Guests: John McHugh, Supervisor

**Minutes:**

With no further discussion, additions or corrections, Jennifer McConnell called for a motion to approve the March 23, 2016, Planning Commission meeting minutes. The motion was made by Bob Witters, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

1. 2017-3 Chester Stoltzfus - Lot Line Change Final Plan - tabled until further meeting

**Zoning Hearing Board/Conditional Use Applications**

1. CU 2017-2: Isaac Fisher, 1063 Compass Road, (TPN 22-6-52), conditional use application to operate Compass Kennel

The applicant was not present. Jennifer McConnell explained that the applicant currently has an existing rural occupation on the property. According to the TEI letter dated April 4, 2017, the 20 acre property is located in the Agricultural Zoning District. The exercise area is shown on the site plan between the existing driveways and adjacent to the ROW of Route 10 and the existing kennel structure is set approximately 91' from the ROW. Therefore these kennel areas do not meet the required 300' setback from all lot lines. He will need a waiver for the setback as part of the Conditional Use hearing. Jennifer McConnell checked on the State kennel license and learned that the kennel has been in operation since 2006. Melissa Needles asked about yearly renewals. Jennifer McConnell responded that there are no renewals, but the Township / public can monitor the status of kennel licensing through the website, and whether there are any violations. According to the Township Zoning Ordinance, more than five dogs constitutes a kennel per the definition of Kennel.

Terry Schmidt asked if the number of animals is known; there was no one here to provide information about how many dogs are in the kennel. Bob Witters asked whether the applicant is aware of his need to apply for a waiver for the setback. Jennifer McConnell responded that this is discussed at the hearing. Identifying hardships is not required for Conditional Use applications, only for variances.

With no further discussion, Jennifer McConnell called for a motion on the Conditional Use application for Isaac Fisher to operate Compass Kennel. Bob Witters made a motion to support the application with a condition to ensure a fully enclosed exercise area due to its proximity to the roadway. The motion was seconded by Melissa Needles. All in favor. None opposed. The motion carried.

2. CU 2017 - 3: Jonathan S. Stoltzfus, 265 Long Lane (TPN 22-7-62.1) - conditional use application to operate Long Lane Kennel

The applicant was not present. Jennifer McConnell noted that this application refers to a 68 acre property, at the end of Pleasant View Road. The closest kennel structure/area is 480 feet from the side property line which meets the Ordinance requirement of 300'. Referring to the TEI letter dated April 4, 2017, the property is located in the Agricultural Zoning District and the applicants appear to have met all the requirements in the Township Zoning Ordinance. A copy of the State kennel license has been provided, and there are no further issues to be discussed.

With no further discussion, Jennifer McConnell called for a motion on the Conditional Use for Jonathan S. Stoltzfus to operate Long Lane Kennel. A motion to support the application was made by Terry Schmidt, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

### **Pending Ordinances**

None

### **Other Business**

1. Swampy Hollow building addition— an email dated April 26, 2017, was provided by Jennifer McConnell. Jennifer McConnell discussed the project via phone with the project engineer. The applicant is proposing a 4,200 foot addition to an existing prep shop on their property on Westbrooke Drive. The building addition is proposed to be placed on existing impervious and its location will not impact traffic circulation or parking/loading areas. Any new non-residential building requires approval of a land development plan. Based upon the limited scope of work, no increase in impervious cover and no additional stormwater controls being necessary, the applicant is requesting a waiver of Land Development. The Board of Supervisors will make the final determination of Land Development.

With no further discussion, Jennifer McConnell called for a motion related to the waiver from Land Development for Swampy Hollow. The motion to support the waiver was made by Bob Witters, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

2. Authorization of Planning Commission Chair to sign Planning waiver and non-building declaration for Chester Stoltzfus (22-7-51.1) - tabled corresponding to the action above.

### **Correspondence of Interest:**

None

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

May 3 - Zoning Ordinance Task Force Update Meeting #21 (7:00 pm)

May 4 - Board of Supervisors Workshop (7:00 pm)

May 10 - Board of Supervisors Regular Meeting (7:00 pm) AND Conditional Use Hearings 2017-1 (Benuel M. Kauffman, Creekside Kennel), 2017-2 (Isaac Fisher, Compass Kennel), 2017-3 (Jonathan S. Stoltzfus, Long Lane Kennel)

May 11 - Trail Study Committee Regular Meeting (7:30 pm)

May 17 - Zoning Ordinance Task Force Update Meeting #22 (7:00 pm)

May 18 - Parks and Recreation Committee Regular Meeting (7:30 pm)

May 23 - Land Preservation Committee Regular Meeting \*\*note change\*\* due to May 16 Primary (7:00 pm)

May 25 - Planning Commission Regular Meeting (7:00 pm)

### **Adjournment**

With no further business, Jennifer McConnell called for a motion to adjourn. The motion was made by Terry Schmidt, seconded by Bob Witters. All in favor. None opposed. The meeting was adjourned at 7:44 pm.

The next Planning Commission meeting will be May 25, 2017.

Respectfully Submitted,

*Leslie Siebert*

Secretary, Planning Commission