

Honey Brook Township
Board of Supervisors
June 14, 2017 Regular Meeting Approved Minutes – 7:00 PM

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

Announcements

In accordance with 2012-2, it was announced that Scott Stilson, Vincent Drive, was recording the meeting.

Consent Agenda

1. Approve the Board of Supervisors Minutes of the May 4 Workshop and the May 10 Regular Business Meeting.
2. Accept the Planning Commission Minutes of May 25, 2017
3. Accept the Land Preservation Committee Minutes of May 23, 2017
4. Accept the Parks and Recreation Board Minutes of May 18 and the Trail Committee Minutes of May 11, 2017
5. Accept the May 2017 Township Manager's Report
6. Accept the May 2017 Financial Report.
7. Accept the May 2017 Zoning and Building Report submitted by Technicon.
8. Accept the May 2017 PA State Police Report.

Travis Stacey made a motion, seconded by Tracy Olsen, to approve the consent agenda. All in favor. Motion carried.

Departmental Reports

1. Don Johnson, Director of Public Works: Don stated that the Roads department is currently working on berms at the roadsides. Next week they will be hot patching in anticipation of sealcoating. The truck we are selling will be advertisement soon with bidding on an electronic site. The new truck chassis was received and now is in the process of having the body installed.
2. Kristy Deischer-Eddy, Administrative Assistant: Harmony Day information is now on the website. 10x10 spaces are being offered for \$10 for anyone to disseminate information or sell their wares. The Township of course is welcome to have a spot at the event, with a warning that the spot will be in full sun. The theme of the event is a Country Fair atmosphere with kids' games, bingo, a health & wellness informational area, and the strolling singers from last year.
3. Steven Landes, Township Manager: The Zoning Update Task Force will meet on June 21st for the last time this summer. The consultants will then write the draft Zoning Ordinance for the Task Force's review.

The newsletter has been delivered to residents' mailboxes.

The website was updated 16 times during May. Announcements made on the website were also pushed out on Facebook and are being aired on the local radio station.

The office received 12 complaints in the month of May, almost as many as have been received all year. The complaints ranged from illegal burning and noise to property maintenance issues. They are being investigated and the majority are getting closed out.

Tonight's agenda includes a request to award the purchase of pipe and precast items for the Park Road project. These items were bid in May but there were no bids received on either contract. This time competitive quotes were solicited that resulted in quotes received that are lower than the \$19,400 threshold required by the state for the bidding process.

PennDOT inspected several bridges in the Township and determined that scouring on the abutments under the Mill Road bridge is severe enough that it must be repaired this year. Later on the agenda the Board is asked for authorization for Technicon to prepare document and bid repairs for the bridge.

The Township recently received confirmation by the governor's office that Robert Esposito Jr. has been approved as our Emergency Management Coordinator. John McHugh stated that he would advise the EMC approval to the Western Chester County Council of Governments (WCCCoG).

4. Land Preservation Committee (LPC): nobody from the committee was present. Steve Landes stated that there is an item on tonight's agenda to have the Township increase its funding contribution for preservation of the Westlake properties (about 123 acres). The committee looked at the presentation from the county, and they recommend approval.

Also during the May meeting, the Committee provided the Brandywine Conservancy (BC) with input into what should be included in the scope of work for the update to the Land Preservation Plan. The BC will prepare a draft scope for discussion at the July Committee and then the Supervisors August workshop.

John McHugh suggested that the Supervisors attend the July Committee meeting. Chris Hartman stated that if there are to be any discussions among two or more of the Board members at the Committee meeting, then it should be advertised as a joint meeting.

Steve stated that he will advertise the July LPC meeting as a joint meeting with the Board.

5. Park and Recreation Committee: nobody was present from the committee. Kristy Deischer-Eddy stated that with a couple of days left in the registration period, the camp weeks are about 2/3 full.

Tennis signups are lagging but are ongoing.

Senior Fitness has been suspended for the summer while vacations are taking place and will reconvene in the fall.

6. Planning Commission (PC): Mike Reinert stated that there is a light agenda this month for the PC meeting conditional use hearing to review.

Chris Hartman asked if the Golf Club had submitted a conditional use application yet.

Kristy Deischer-Eddy stated that they had inquired about the process but have not submitted one.

Open Forum

Bob Witters, Dogwood Drive, stated that the newsletter is well received, but there seems to be a shortage of them at Tel Hai. Kristy Deischer-Eddy stated that there are as many copies delivered as there are addresses of record for all of Tel Hai.

Will Ryan, 75 Mount Pleasant Road, stated that he is a neighbor of Carmella and Terry Schmidt and also is right next door to the air cannon. He hears it at 6 am when he leaves for work and at 6 pm when he gets home. We shouldn't have to go through this.

Chris Hartman stated that the Township can take action if there is scientific or medical evidence of the air cannon having an adverse effect on public health and safety. The Township needs to have direct evidence such as medical documentation to be able to help you.

Terry Schmidt stated that last week when the cannon went off, a horse hitched to a buggy at their home was spooked and ran away. Chris Hartman stated that such an incident could be considered a public safety issue. If you witnessed the incident, you could submit an affidavit describing the event as evidence of putting the public safety at risk.

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. Tracy Olsen made a motion, seconded by Travis Stacey, to approve the recommendation of the Land Preservation Committee adopted at their meeting on May 23, 2017 to enter into a funding agreement with the County to jointly purchase an agricultural conservation easement of about 123 acres on the property of the Westlake Land Company for approximately \$319,591.00 paid in 5 annual installments of \$63,918.18 to the County. All in favor. Motion carried.
3. Motion to (support / not support / take no position) on the zoning variance applications submitted by Shane and Kathryn Ware, 904 Twin County Road (Tax Parcel Number 22-4-34).

Mike Reinert stated that there are three variances being considered: 1) A 4,000 square foot building is being proposed for a landscaping business; the variance request is to allow the business as a second principal use. 2) A variance request to put the building in the floodplain. Mike noted that the applicant is pursuing a Letter of Map Amendment (LOMA) with the Federal Emergency Management Agency (FEMA). Until such time as the LOMA is approved, the applicant needs a variance to locate the building in the floodplain. 3) A variance to the setback requirement to allow placement of the building within the 60' rear yard setback.

Chris Hartman stated that he has concerns about a variance being granted for floodplain regulations. He noted that it would be preferable if the applicant waits for a determination of their LOMA request and then request a variance in the event of a denial. If FEMA approves the LOMA a variance won't be needed.

Following additional discussion:

- a. Travis Stacey made a motion, seconded by Tracy Olsen, to support the variance request is to allow a landscaping business as a second principal use at 904 Twin County Road (22-4-34). All in favor. Motion carried.
- b. Travis Stacey made a motion of support for the variance to place the proposed 4,000 square foot building in the floodplain. There being no second, the motion died.

Tracy Olsen made a motion, seconded by John McHugh, to take no position for the variance to place the proposed 4,000 square foot building in the floodplain. In favor—Olsen, McHugh. Opposed—Stacey. Motion of no position carried.

- c. Tracy Olsen made a motion, seconded by Travis Stacey, to support the variance to the setback requirement to allow placement of said building within the 60' rear yard setback. All in favor. Motion carried.
4. Tracy Olsen made a motion, seconded by Travis Stacey, to authorize the Solicitor to advertise a public hearing to be held during the Board of Supervisors on July 12th meeting at 7 p.m. for the conditional use application submitted by Benuel S. Stoltzfus to operate a kennel at 200 Locust Drive. All in favor. Motion carried.
5. Travis Stacey made a motion, seconded by Tracy Olsen, to direct Technicon to prepare bid documents for two options to complete repairs to the Mill Road Bridge and to deliver the bid results to the Board at a public meeting. All in favor. Motion carried.
6. Tracy Olsen made a motion, seconded by Travis Stacey, to accept the offer from Pleasant View Welding to extend the Township's plan review deadline from May 31 to November 30, 2017. All in favor. Motion carried.
7. Travis Stacey made a motion, seconded by Tracy Olsen, to award contracts to the following vendors who submitted the lowest price quotations for the listed materials needed for the Park Road Project:
 - a. Plastic storm pipe: Ferguson Waterworks
 - b. Precast concrete inlets and an end wall: Behney Corp.All in favor. Motion carried.
8. Tracy Olsen made a motion, seconded by Travis Stacey, to approve four financial security releases recommended by Technicon:
 - a. Stoltzfus Storage Land Development, 142 Reservoir Road in the amount of \$31,803.68,
 - b. Swampy Hollow Land Development, Westbrooke Drive in the amount of \$29,509.07,
 - c. Village Greene Site Improvements, Horseshoe Pike in the amount of \$1,125.00, and
 - d. Samuel King Storm Water Management Plan, 450 Beaver Dam Road in the amount of \$5,852.45.All in favor. Motion carried.
9. Other New Business
John McHugh asked if there was any update on VerisVisalign or Munilogic opportunities that the WCCCoG has made available to its members.

Steve Landes stated that he is currently evaluating the VerisVisalign bundle of software that includes Office 365 and security features. I'll present thoughts about the trial at the July Board workshop.

The second opportunity being reviewed is a municipal software package called Munilogic, which has mapping properties and capabilities to retrieve data in a variety of manners. Kristy who deals with this information on a daily basis will consider how this software could help in her duties.

Old Business

John McHugh stated that the Board should sit down with the LPC and determine if there's any action to keep the Earned Income Tax (EIT) at same level or reduce it.

Open Forum

Steve Jones, Elverson EMS, thanked the Board for considering making a contribution for the purchase of a new ambulance.

Kristy Deischer-Eddy stated that the Chester County Planning Commission has a survey for their comprehensive plan, known as Landscapes, available through June 30. Cards are in the back with the website. It's an interesting survey.

Adjourn

Tracy Olsen made a motion, seconded by Travis Stacey, to adjourn the meeting. All in favor. Meeting adjourned at 7:52 pm.

Upcoming Meetings: Dates are subject to change

June 15	Trail Study Committee and Parks and Recreation Board (7:00 pm)
June 21	Zoning Update Task Force (7:00 pm)
June 22	Planning Commission (7:00 pm)
June 26	Zoning Hearing Board – Shane & Kathryn Ware Variance Application (7:30 pm)
July 6	Board of Supervisors Workshop Meeting (7:00 pm)
July 12	Board of Supervisors Regular Business Meeting (7:00 pm)

Respectfully submitted,

Kristy Deischer-Eddy, Recording Secretary