

**Honey Brook Township Planning Commission  
Regular Meeting Approved Minutes  
June 22, 2017  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, June 22, 2017, at the Honey Brook Township Building. The meeting was called to order at 7:01 p.m. by Susan Lacy, Chair. Commissioners present were Bob Witters, Troy Stacey, Gary McEwen, Melissa Needles, and Leslie Siebert. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Terry Schmidt

Guests: None

**Minutes:**

With no further discussion, additions or corrections, the Chair called for a motion to approve the May 25, 2017, Planning Commission meeting minutes. The motion was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

None

**Zoning Hearing Board/Conditional Use Applications**

1. CU 2017-4: Benuel S Stoltzfus (TPN 22-8-8.4B) conditional use application to operate a kennel

The applicant was present. He operates Rockville Farm Kennel, which is located at 200 Locust Lane, at the end of Dampman Road. The site is a 15.5 acre parcel with a dwelling and a rural occupation building on site. The kennel with no record of operation with the township, has been operating for five years with a state license. The applicant had operated a previous kennel on Birdell Road. The current property is large enough, per the ordinance, and the setback is 300 feet. The kennel building is 255 feet from the rear lot line, which is short of the ordinance. Storage or exercise areas were not shown on the plan.

Bob Witters commented that the sketch drawings were difficult to see, and the Google Earth map is dark. He also commented on the 255 foot distance to the lot line. The applicant responded that his property is only 450 feet wide and he cannot move the building.

Gary McEwen asked whether the subdivision work is done. Jennifer McConnell responded that while the stormwater work along Locust Lane is done, the final paving with airport mix was not done. The owners were waiting to see whether there was some interest in purchasing and developing Lot 4.

The applicant provided an updated plan, which included exercise areas of five feet and ten feet on both sides of the kennel, and a copy of the state license. He responded to an inquiry that waste disposal is spread on the pasture.

With no further discussion, the Chair called for a motion to recommend a waiver for the required 300' setback to allow the kennel in its current position. The motion was made by Gary McEwen, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

With no further discussion, the Chair called for a motion to recommend support for the conditional use application to operate the Rockville Farm Kennel at 200 Locust Lane. The motion was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

**Pending Ordinances**

None

**Other Business**

None

**Correspondence of Interest:**

None

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

June 26 - Zoning Hearing Board 2017-3, Ware variance (7:30 pm)

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

July 12 - Board of Supervisors Regular Meeting (7:00 pm) and Conditional Use Hearing 2017-4 (Benuel Stoltzfus, to operate a kennel)

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

July 18 - Land Preservation Committee Regular Meeting (7:00 pm)

July 20 - Park & Recreation Committee Meeting (7:30 pm)

July 27 - Planning Commission Regular Meeting (7:00 pm)

\*Please note: Zoning Update Task Force meetings suspended for the summer

**Adjournment**

With no further business, the Chair called for a motion to adjourn. The motion was made by Bob Witters, seconded by Gary McEwen. All in favor. None opposed. The meeting was adjourned at 7:30 pm.

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

Respectfully Submitted,

*Leslie Siebert*

Secretary, Planning Commission