

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

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, July 27, 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, Melissa Needles, and Leslie Siebert. Township Engineer, Michael Reinert, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Terry Schmidt, Gary McEwen

Guests: None

Minutes:

With no further discussion, additions or corrections, the Chair called for a motion to approve the June 22, 2017, Planning Commission meeting minutes. The motion was made by Bob Witters, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

2016-4; Lester Stoltzfus, 1784 Walnut Road (TP 22-6-36), land development resubmission

G. David Keener, P.E., was present for the applicant, who was also present. Modifications to the stormwater plan, including grading changes, were made from the last presentation. A future access drive was taken off the plan. The applicant is working with the Chester County Conservation District (CCCD) and the Department of Environmental Protection (DEP) for their final review of the NPDES permit. Overall the poultry barns and layout did not change from the initial submission.

Michael Reinert went over the July 19, 2017, TEI review letter - noting that the zoning issues were addressed. The applicant provided turning templates of the size of trucks accessing the site and they were acceptable. NPDES permit is pending. Three waiver requests are for minor stormwater issues: slope of the outlet pipe is ok - over 1/2 %; swales are at 1% grade; infiltration tests were lacking. Mr. Reinert suggested it would be acceptable to defer to the NPDES permit review for the lack of infiltration evidenced on the site. Susan Lacy brought attention to one additional waiver on tract boundaries; to which Mr. Reinert had no objection due to the size of the property.

Bob Witters asked about environmental concerns relative to the adjacent properties. Mr. Keener responded that the barns, which have fans and scrapers, are close to trees, and the manure is dry. As to odors, the applicant responded that he has not received any complaints from the current neighbors. Mr. Reinert added that due to the larger size of the project, the setbacks were increased as well. He also clarified the Operation & Maintenance (O&M) Agreement which is recorded.

With no further discussion, the Chair called for a motion to grant the waiver requests for the slope of the outlet pipe, swale slope, and tract boundaries. The motion was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

With no further discussion, the Chair called for a motion to grant the waiver for infiltration, contingent on the NPDES permit issuance. The motion was made by Melissa Needles, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

With no further discussion, the Chair called for a motion to recommend conditional plan approval of the Lester Stoltzfus land development plan, contingent upon satisfying the July 19, 2017, TEI letter

recommendations. The motion was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

1. CU 2017-6: Reuben King 295 Old Pequea Lane (TPN 22-6-7), conditional use application to operate a kennel

The applicant was present. This is a new kennel. A state license was approved in March, 2017 and the applicant presented a copy of the state license. The applicant is the lessee; the property is owned by his father.

Mr. Reinert addressed the major points of the TEI letter. The property size is acceptable. The waste storage and exercise areas are not noted on the plan. The front setback from the driveway is 230 feet, which do not meet the requirements in the ordinance of 300 feet. All other setbacks are met.

Bob Witters asked some details about the kennel and its path going forward. The applicant responded he currently has five (5) dogs in a 10 x 10 structure with no further plans for more animals. The kennel is currently operating. Have the neighbors been notified? The applicant responded he is not aware of any complaints. The exercise area is next to the kennel and the waste is spread on the fields.

Mr. Witters further noted for the record that the setback does not meet the ordinance, but others pointed out that according to the drawings, the kennel location is behind a horse barn and is not able to be seen by the neighbors and this would be acceptable.

With no further discussion, the Chair called for a motion to recommend granting the waiver request for the kennel location setback of 230 feet for the King Kennel at 295 Old Pequea Lane. The motion was made by Troy Stacey, seconded by Melissa Needles. 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 King Kennel at 295 Old Pequea 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

1. Authorization of PC Chair to sign Component 4A for Sewage Planning Module for Melvin S. Stoltzfus, 1063 Twin County Road (22-3-50)

Mr. Reinert explained that this is a residence that was rebuilt after a gas explosion about a year ago. An apartment was also in the home. DEP requires sewage planning for a new system since the project is 2 EDUs for the dwelling unit and the apartment. A new septic system is necessary to serve both units. They need to apply for a Use & Occupancy permit for the apartment and Chester County Health Department approval. This will bring them into compliance. The zoning is Agricultural, the apartment is an accessory use.

With no further discussion, a motion to recommend the Chair sign the Component 4A for Sewage Planning Module for Melvin S. Stoltzfus was made by Troy Stacy, seconded by Bob Witters. All in favor. None opposed. The motion carried.

2. Waiver request for Stormwater Management, Dan & Melissa Eisenman, 65 Grow Rd., (22-10-46-2)

Allan Zimmerman, Commonwealth Engineers, was present for the applicant. The applicant is asking for a waiver from the requirement of infiltration since the infiltration testing was poor. In lieu of infiltration, amended soils are proposed, which loosens soils and soaks up the water. The proposed facility is a rain garden within a basin, with a special seed mixture for the amended soils. It does not need an NPDES permit. Mr. Reinert is satisfied as the proposal meets all of the other ordinance criteria.

With no further discussion, the Chair called for a motion to recommend the waiver request for the Eisenman Stormwater Management plan. The motion was made by Bob Witters, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

Correspondence of Interest:

1. Letter waiving 60-day requirement for hearing application for CU 2017-5 Honey Brook Golf Club, Cambridge Road (22-7-91 & 22-7-92), to modify conditional use order of 5/17/1997, postponing PC review until August 24.

This is an "FYI" per Mr. Reinert; this item will be on the agenda for next month.

Upcoming Meetings - All dates subject to change

July 31 - Continuation of Zoning Hearing Board 2017-3, Ware variance (7:30 pm)
August 7 - Board of Supervisors Workshop (7:00 pm)
August 9 - Board of Supervisors Regular Meeting (7:00 pm) and Conditional Use Hearing 2017-4 (Reuben King, to operate a kennel)
August 10 - Trail Study Committee Regular Meeting (7:30 pm)
August 17 - Park & Recreation Committee Meeting (7:30 pm)
August 24 - 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 Melissa Needles. All in favor. None opposed. The meeting was adjourned at 8:14 pm.

The next Planning Commission meeting will be August 24, 2017.

Respectfully Submitted,

Leslie Siebert

Secretary, Planning Commission