

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
August 24, 2017  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, August 24, 2017, at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Susan Lacy, Chair. Commissioners present were Bob Witters, Troy Stacey, Terry Schmidt, Gary McEwen and Leslie Siebert. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Melissa Needles

Guests: None

**Minutes:**

With no further discussion, additions or corrections, the Chair called for a motion to approve the July 27, 2017, Planning Commission meeting minutes. The motion was made by Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

1. 2016-6, Northwestern Chester County Municipal Authority subdivision/land development plan, annexing lots & constructing office building on Dampman Road

Chris Falencki, Weiser Engineering, explained the purpose of the plan is to consolidate two lots owned by the Sewer Authority and to construct a 960 square foot office building on the property, with only a minor increase of impervious surface. An existing dwelling on the property was recently demolished.

Per the review letter, Jennifer McConnell indicated the plan complies with Zoning requirements and that two waivers from SALDO requirements were requested. Chris Falencki noted the remainder of the review letter comments would be addressed by the applicant include the addition of a dusk to dawn light.

The waiver request for the access drive width was discussed. The applicant wishes to use the existing 12' driveway to the property to avoid adding additional impervious cover. There will be only one person routinely working in the office and six parking spaces are available. The other waiver requests were for not monumenting the entire property boundary due to the present ag use and plan scale. There were no comments on these waivers. Landscaping for minor land development plans is at the Planning Commission's discretion. Mr. Falencki indicated that there is open farm land adjacent to the property; the trees along the road will remain except for ones east of the driveway that PP&L is removing due to their proximity to power lines.

Comments from Bob Witters who asked about the adjacent property across the street. Mr. Falencki responded that it is owned by the authority, and is not planned for development at this point.

Gary McEwen asked about the stone driveway, is 12 feet wide enough? Mr. Falencki responded that no widening is planned. The parking area will be paved 20 feet up the drive and visibility is clear. Gary McEwen offered his opinion that there was no need for additional landscaping from his standpoint. Susan Lacy commented on trees; another tree is coming down in the stormwater area.

Chris Falencki indicated that the stormwater design was being modified to address current ordinance standards, as the initial submission utilized an older ordinance.

With no further discussion, the Chair called for a motion to grant the waiver requests from the August 7, 2017, Weiser engineering letter for monumentation, and new waiver request letter dated August 22, 2017 for drawing scale 1" = 60 and utilizing the existing driveway with a width of 12 feet. The motion was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

With no further discussion, the Chair called for a motion to recommend conditional final plan approval of the Northwestern Chester County Municipal Authority subdivision/land development plan, contingent upon satisfying the recommendations of the August 16, 2017, TEI letter. The motion was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

1. 2016-5 Aaron and Rebecca King land development sketch plan, 102 Reservoir Road

This sketch plan is for an expansion of Pleasantview Welding's operations on the east side of Reservoir Road & 322 Intersection, across the street from their existing operations.

Todd M. Shoaf, RLA, Pioneer Management, LLC, was present for the applicant, along with Richard Hoover, of Hoover Building Specialists. The plan proposes to combine four parcels to one on the north side of 322 in the Industrial Zone. Pleasantview Welding is currently using the larger manufacturing building for a metal fabrication business on one of the existing four lots. The previous use of the other parcels included single-family dwellings, barns and a garage which were served by on-lot sewer and water. \

The applicant wishes to put in a new building in the area of the existing dwellings / ag buildings. There are two existing driveways off 322 which will be eliminated; the business is currently accessed off Reservoir Rd and an additional access onto Poplar Road is proposed. The applicant wishes to connect to public sewer and utilize on-lot water. There are no wetlands or streams on the subject property. Sufficient parking is shown for up to 40 employees, currently only 25 are employed. It was noted by the Township engineer that the sketch plan review letter recommended utilizing the Reservoir Road access for trucks only (to loading areas) due to circulation patterns and maintaining access to parking lots from Poplar Road. The applicant was supportive of this recommendation.

Seven loading stalls are proposed. A couple existing loading docks extend slightly into the front yard area, but this is an existing non-conformity. It was noted that no natural steep slopes would be disturbed.

Jennifer McConnell indicated that the plan generally complies with the Zoning Ordinance. They need an additional handicapped parking space; trash areas must be identified on the plan and site circulation addressed, however it does not appear that any variances or other zoning ordinance relief is necessary.

Regarding the SALDO, it was noted that the Planning Commission should determine if this is a major or minor land development. Jennifer McConnell indicated that the primary differences are that minor plans allow for concurrent preliminary/final plan approval, do not require a traffic study and landscaping requirements are based on PC recommendations rather than specific ordinance requirements.

After some discussion around the differences between a major and minor plan, the Chair called for a motion to consider this plan a Major Land Development Plan, consistent with similar plans in the past, but to allow a concurrent preliminary and final plan submission. The applicant will prepare a formal plan submission and address the sketch plan review comments in the August 16, 2017, TEI letter recommendations. The motion was made by Gary McEwen, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Zoning Hearing Board/Conditional Use Applications**

1. CU 2017-5 Honey Brook Golf Club, 1620 Cambridge Road

Kristin Camp, attorney, was present for the applicant. When the golf course was originally developed, the two parcels of land were zoned agricultural and residential requiring both a Zoning Variance and a

Conditional Use for the golf course use. At the time the approvals contained a condition that restaurant food be limited to "golf food." There was a building expansion to the restaurant and shop area in 2013 (89 seats, 30 outside). The applicant wishes to modify the condition allowing food service only to golfers and employees due to the success of the club. Under the current ordinance, golf courses are now permitted as a conditional use in the A-Agricultural Zoning District and both parcels are now zoned "A". The restaurant has been deemed an accessory use to the golf course and would remain that way. The applicants have researched comparable golf courses in the area and found many do offer a full service restaurant. No neighbor complaints were noted.

Jennifer McConnell added that the only item noted in the review letter was a parking space verification. Ms. Camp indicated that there are sufficient parking spaces to address the golf course and full service restaurant parking requirements in the Zoning Ordinance. Sewer is on-lot, 6500 gallon tank. DEP approved the planning module. The well is tested monthly.

With no further discussion, the Chair called for a motion to support the conditional modification for the restaurant at the Honey Brook Golf Club. The motion was made by Gary McEwen, seconded by Leslie Siebert. Most in favor. One opposed (SL). The motion carried.

## 2. CU 2017-7 Elmer Kauffman, 1369 Beaver Dam Road, application to operate a kennel

Jennifer McConnell explained that East Elm Kennel obtained a state license in May, 2017. The property is 105 acres in the Agricultural district. The lot lines are in compliance. The applicant provided a copy of the license to the Township Engineer.

Bob Witters asked whether it is legal for a kennel to operate in the township without a permit. The applicant has had dogs for 17 years and recently applied for a state license to become a kennel. Jennifer McConnell noted that the township is trying to bring kennels into compliance and that Mr. Kauffman applied for the conditional use as soon as he was notified by the Township as needed one.

The applicant explained that in order to obtain the license, he called Harrisburg by phone. Inspectors came out to measure the pens and look at the condition of the dogs. He was asked about the number of dogs (15); a non-commercial license allows up to 60 dogs. He has space for ten pens (2 dogs in each pen). The applicant stated the dog waste goes in the field out back. Per the conservation plan a dry stacking pad is planned. In response to the kind of dog: rottweilers, golden doodles, labs are kept. No neighbor complaints have been received. The property backs up to Tel Hai Retirement.

With no further discussion, the Chair called for a motion to recommend approval of East Elm Kennel for the operation of a kennel. The motion was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

## 3. ZHB 2017-4: Sam Riehl, 1755 Walnut Road, variance application to construct a barn within the 60' setback

The applicant was not present. Jennifer McConnell explained the barn is housing for horses. The lot size is 2.1 acres. It was asked how many animals were being kept? It was noted that a maximum of 4 can be kept on the 2-acre lot, but it was not known how many horses the applicant planned to keep. The proposed 40 x 50 foot barn is 24 feet off a side lot. The Zoning Ordinance requirement is 60 feet for structures housing animals. The applicant has noted that the septic line is in the way from meeting the requirement setback. Adjacent property to the east is residential and west/rear is agricultural.

With no further discussion, the Chair called for a motion for the variance application of Samuel & Barbara Riehl, 1775 Walnut Road. Without complete information, and the fact that the applicant was not present to answer questions raised, the motion to oppose was made by Bob Witters, seconded by Leslie Siebert. 3 in favor. 3 opposed. The motion was not carried.

### **Pending Ordinances**

Ordinance 2017-188, Floodplain Modification

Jennifer McConnell explained the purpose is to make this a stand-alone ordinance to administer the floodplain requirements from FEMA/National Flood Insurance program. Specific zoning related regulations related to permitted uses / prohibited uses, etc., will remain in the zoning Ordinance. The Township must adopt this before September 21 or it affects the Township's participation in the flood insurance program. This Ordinance is based on FEMA's model ordinance and certain requirements must be included to be in compliance. No new construction is permitted on a flood plain, the level of restrictions is consistent with our current Ordinance requirements. It was asked who the Floodplain administrator is in the township, the response was the Zoning officer.

With no further discussion, the Chair called for a motion to recommend to the Board of Supervisors approval of the stand-alone Township Ordinance, Chapter 8 Floodplain Management; the motion was made by Gary McEwen, seconded by Bob Witters. All in favor. None opposed. The motion carried.

### **Other Business**

None

### **Correspondence of Interest:**

None

**Upcoming Meetings** - All dates subject to change  
September 6 - Zoning Update Task Force (7:00 pm)  
September 7 - Board of Supervisors Workshop (7:00 pm)  
September 13 - Board of Supervisors Regular Meeting (7:00 pm) and Conditional Use Hearing 2017-5, and 2017-7)  
September 14 - Trail Study Committee Regular Meeting (7:30 pm)  
September 20 - Zoning Update Task Force (7:00 pm)  
September 21 - Park & Recreation Committee Meeting (7:30 pm)  
September 26 - Land Preservation Committee Meeting (7:00 pm) - note date change  
September 28 - Planning Commission Regular Meeting (7:00 pm)  
TBA - Zoning Hearing 2017-4, Sam Riehl variance

### **Adjournment**

With no further business, the Chair called for a motion to adjourn. The motion was made by Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 8:58 pm.

The next Planning Commission meeting will be September 28, 2017.

Respectfully Submitted,

*Leslie Siebert*

Commissioner and Secretary, Planning Commission