

Honey Brook Township
Board of Supervisors
December 13, 2017 Regular Meeting Approved Minutes

The meeting was called to order at 7:01 pm by Chairman John McHugh with the pledge to the flag. Also present were Supervisors Tracy Olsen and Travis Stacey, Township Manager Steve Landes, Township Engineer Mike Reinert, and Township Solicitor Chris Hartman.

Announcements

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

Special Recognition: The Supervisors recognized the following individuals for their service to the community:

- Shane Hadden, Chip Jones, Susan Lacy, John R. Stoltzfus, and Mike Zook for their service on the Land Preservation Committee. Chip Jones and Susan Lacy were present to receive their certificates of recognition.
- Karen Gorgonzola and Sandy Bach for assisting with the Raised Garden this year. Sandy Bach was present to receive her certificate of recognition.
- Tim Herr for assisting with the compilation of names for the Veterans Honor Roll.
- Robert Miller for R-V Industries' outstanding recycling in 2016.
- Herb Beck for serving on the Planning Commission for 26 years and the Regional Planning Commission for 4 years.

Consent Agenda: Travis Stacey made a motion, seconded by Tracy Olsen, to approve the following consent agenda:

1. Approve the Board of Supervisors Minutes of the November 2nd Workshop and the November 9th Regular Business Meeting.
2. Accept the Parks and Recreation Board Minutes of October 19, 2017
3. Accept the Land Preservation Committee Minutes of November 21, 2017
4. Accept the November 2017 Township Manager's Report
5. Accept the November 2017 Financial Report.
6. Accept the November 2017 Zoning and Building Report submitted by Technicon.
7. Accept the November 2017 PA State Police Report.

All in favor. Motion carried.

Departmental Reports

1. Don Johnson, Director of Public Works: The Road Crew is not doing much on Park Road due to the weather. Tonight, the crew will come in at 8:00 p.m. and then again around 3:30 a.m. for the forecasted inclement weather tonight.

John McHugh stated that the Roads Crew did an excellent job with last Saturday's storm.

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2. Kristy Deischer - Eddy, Administrative Assistant: the Honey Brook Community Partnership met on Tuesday [the 12th] and discussed what monies the Partnership would donate back to the community. During review of the 2018 Food Pantry budget, the group questioned whether the Township would consider making a donation to the Honey Brook Food Pantry.

Louise Wennberg and I have been selected to present a workshop at the Pennsylvania State Association of Township Supervisors (PSATS) convention in April entitled, "Addressing Addresses: Best Management Practices for 9-1-1."

3. Steven Landes, Township Manager: the Zoning Update Task Force resumed meeting in mid-November and are reviewing the draft ordinance amendments. Two meetings remain for this task, Dec. 20 and Jan. 17. These are public meetings and the two final meetings for the task force to provide comments to the Conservancy. The draft will then be updated for the Board, the Township Engineer, the Township Solicitor, the Planning Commission, and the Chester County Planning Commission per the Municipalities Planning Code. The Task Force meetings are open to the public.

The Department of Community and Natural Resources (DCNR) awarded a matching grant to the Township to complete a Recreation, Parks and Open Space comprehensive plan. This was a very competitive grant process. A request for proposals will be issued by April followed by consultant selection in the spring and then work by summer. The Recreation and Parks Board will serve as the Study Committee for this 12 to 18-month project. The Township newsletter prepared by Kristy was mailed and should have already been received by residents.

The first Township-owned street light is in full operation at South Birdell Road and Horseshoe Pike.

4. Land Preservation Committee: Chip Jones stated that the LPC is finishing up the year for preserving the 8 approved parcels. They are also working on a 5-year Land Preservation Plan Update and working with the Brandywine Conservancy on a best practices farming plan.

The annual Farmer's Breakfast is coming up on January 16. John McHugh noted that the Land Preservation Committee will meet at 8 AM that morning to reorganize that is followed by the breakfast at 9:00 am.

5. Parks and Recreation Board: Steve Landes stated that there is an Eagle project in the works for Umble Park. The Board talked to a young man in the fall who is planning on building 6 benches and installing them at the James A. Umble Park between now & the middle of January, which is his 18th birthday and the deadline for completion of the project.

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6. Planning Commission: Mike Reinert stated that there are three plans on the agenda for discussion at tomorrow night's meeting.

Open Forum

None.

Public Hearing (continued from November 8th)

1. Conditional use application submitted by Troy Stacey to operate a campground at 300 Gooseberry Lane. The meeting was turned over to Solicitor Chris Hartman at 7:19 pm. The proceedings were duly recorded by a court reporter.

John McHugh made a motion, seconded by Tracy Olsen, to approve a campground at 300 Gooseberry Lane as a transient construction or utility worker or conference attendee campground, subject to the 17 conditions stated by Chris Hartman. John McHugh and Tracy Olsen voted in favor of the motion while Travis Stacey abstained due to the applicant being a family member. Motion carried. The written decision will be issued within 45 days.

The hearing was adjourned at 7:30 pm.

New Business

1. Travis Stacey made a motion, seconded by Tracy Olsen, to approve the 2018 Budget for all Township Funds. All in favor. Motion carried.
2. Tracy Olsen made a motion, seconded by Travis Stacey, to adopt Resolution 2017-16 to set the 2018 real estate tax rate at 0.98 mills. All in favor. Motion carried.
3. 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.
4. Motion to (approve / not approve) Resolution 2017-17 to prohibit the location of mini-casinos in the Township.

Steve Landes explained that the legislature approved a measure to distribute 10 mini-casino licenses in the commonwealth. A mini-casino is defined as 300-750 slot machines plus table games. Any municipality that does not want to allow the location of a mini-casino has until the end of December to inform the Commonwealth.

John McHugh made a motion, seconded by Tracy Olsen, to approve Resolution 2017-17 to prohibit the location of a mini-casino in the Township. All in favor. Motion carried.

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5. Motion to (approve / not approve) an amended Final Plan of Village Greene Phase 3 subject to complying with all recommendations described in the Engineer's review letter dated December 13, 2017.

Mike Reinert stated that Mr. Nemroff from Penn Wynne Homes was present. This is third and final phase of Village Greene's Land Development plan. This was conditionally approved already, but since that time, they have realigned the layout of houses. It results in a net reduction of one unit from the previous plan. The PC recommended approval

Tracy Olsen made a motion, seconded by Travis Stacey, to approve the amended final plan. All in favor. Motion carried.

6. Travis Stacey made a motion, seconded by Tracy Olsen, to approve a financial and maintenance security release recommended by Technicon for the Mountainview Subdivision in the amount of \$279,941.54. All in favor. Motion carried.
7. Tracy Olsen made a motion, seconded by Travis Stacey, to approve an extension of time for the review of the Givler, Patton & Patton lot line change minor subdivision plan to February 14, 2018. All in favor. Motion carried.
8. Travis Stacey made a motion, seconded by Tracy Olsen, to approve an extension to the time period for review of the Wilson minor subdivision plan to February 14, 2018. All in favor. Motion carried.
9. Tracy Olsen made a motion, seconded by Travis Stacey, to direct the Solicitor to prepare ordinance amendments that incorporate the recommendations prepared by the Kennel Task Force and provide them to the Board for review. All in favor. Motion carried.

Open Forum

Troy Stacey Conditional Use Decision – There was considerable discussion regarding this Board's decision to approve the application with conditions. Listed below are highlights from the discussion.

Bruce Horwath, Icedale Road, stated he didn't understand why the Supervisors approved the conditional use when the neighbors came out against the application. Also, the conditions presented by the Solicitor are written with very general language so they will be difficult to enforce.

Chris Hartman stated that anyone who became a party to the hearing will receive a copy of the written decision and then have the right to appeal the decision in court. In addition, anyone may review or request a copy of the decision at the Township Office. Kristy Deischer-Eddy stated it will be posted on the website as have other Conditional Use decisions from the past few years.

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Mr. Stacey will have to comply with conditions of the decision or be subject to fines of up to \$500 per day for violation. The PA State Police will not enforce the conditions of this hearing decision but rather that is the responsibility of the Township. Anyone who believes there has been a violation of those conditions, should contact the Township.

Gooseberry Lane Driveway Improvement Escrow

Lloyd King, Gooseberry Lane, asked what was happening with his money being held in escrow.

Mike Reinert stated that there is work where Gooseberry Lane meets South Birdell Road that must be completed prior to the escrow money being released. He will review the filed and issue a letter to Trot Stacey giving him a deadline to complete the work. If the work is not completed by the deadline the Township request that the District Court impose fines.

Kennel Task Force Recommendations

Terry Schmidt, Mount Pleasant Road, asked when the recommendations of the Kennel Task Force will be presented to the PC.

Steve Landes stated that the Board of Supervisors directed the Solicitor to prepare ordinance amendments. When the Supervisors are satisfied with the draft amendments, they will be submitted to the Township and Chester County Planning Commissions for comment.

Chris Hartman noted that because this will be an amendment to the Zoning ordinance, there is a requirement for the Supervisors to hold a public hearing before an ordinance is enacted.

Adjourn

Travis Stacey made a motion, seconded by Tracy Olsen, to adjourn the meeting. Meeting adjourned at 8:07 pm.

Upcoming Meetings: *Meetings are held in the Honey Brook Township Municipal Building. Dates and times are subject to change.*

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| Dec 14 | Planning Commission (7:00 pm) |
| Dec 20 | Zoning Task Force Update Committee (7:00 pm) |
| Jan. 2, 2018 | Board of Supervisors Re-organization and Regular Meeting (7:00 pm) |
| Jan. 16 | Land Preservation Committee (8:00 am) |
| Jan. 16 | Farmers Breakfast – All residents welcome – reservations required (9:00 am) |
| Jan. 17 | Zoning Task Force Update Committee – Final Meeting (7:00 pm) |

Respectfully submitted,

Kristy J. Deischer-Eddy, Recording Secretary