

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
December 14, 2017
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, December 14, 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, Melissa Needles and Leslie Siebert. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: None

Guests: None

Minutes:

Upon review and with no further discussion, additions or corrections, the Chair called for a motion to approve the October 26, 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

1. Shane and Katheryn Ware Land Development #2017-10 Twin County Road (TP 22-3-34)
— Engineer's review letter dated December 8, 2017
— Plan dated November 27, 2017

Allan Zimmerman of Commonwealth Engineers, was present representing the applicants. Jennifer McConnell explained that this is a resubmitted plan was presented last month. Referencing the TEI review letter dated December 8, 2017, Mr. Zimmerman indicated the plan was revised based on the prior review comments and most items have been addressed. The altered building size has been approved and parking count is now in compliance with the zoning ordinance. A bathroom must be provided in the new building, so the applicant is working on a sewage planning module and sewer approvals with the County Health Department. The applicant is working with PennDOT for a low volume traffic permit.

The applicant is requesting waivers from the SALDO for the driveway entrance curbing requirements, use of gravel in parking areas (except for ADA spaces) and no raised islands in the parking area. A waivers was also requested for infiltration requirements since existing soil conditions are not suitable for infiltration. A rain garden is proposed with amended soils within the basin and a small orifice to allow the ponded water to fully drain.

Bob Witters asked the applicant directly if they were familiar with what parts of the letter were needed to comply. Allen Zimmerman replied they have reviewed and addressed the items in the letter and have no problem complying with them.

With no further comment or discussion, a motion to recommend to the Board of Supervisors (BOS) that all requested waivers from SALDO be granted for the Ware Minor Land Development Plan was made by Troy Stacey, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

With no further comment or discussion, a motion to recommend to the BOS that a waiver from Section 20-306 of the Stormwater Management Ordinance regarding infiltration volume requirements due to the existing soils not being conducive to infiltration be granted was made by Melissa Needles, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

With no further comment or discussion, a motion to recommend to the BOS to grant conditional final plan approval contingent on the applicant satisfying all comments in the December 8, 2017 TEI review letter comments, providing sanitary facilities suitable to the CCHD and obtaining a low volume driveway permit from PennDOT, was made by Bob Witters, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

2. Givler, Patton, and Patton Subdivision #2017-8, Mill Road (TPNs 22-3-57, 22-3-58, & 22-3-53)
— Engineer letter dated December 8, 2017
— Plan dated September 11, 2017

Jennifer McConnell referred to this plan a couple months ago. A plan review extension to February, 2018, was granted by the BOS at last night's meeting since the original 90 day review period expires prior to the next BOS meeting. On the south side of Route 322, there are two lots each containing an existing dwelling. After a detailed deed review, it was found that an error in deeds for Lot 2 occurred over time and the small portion of land on the north side of 322 should be deeded with and considered a part of Lot 2. Therefore the original zoning issues raised about creation of a lot that crosses a roadway no longer applies as this is an existing condition. The common lot lines for the two existing lots are being adjusted to yield two ten-acre lots. No new lots or land disturbance is proposed under this proposal.

Jennifer McConnell referred to the TEI review letter dated December 8, 2017. There are a few minor drafting items such as adjusting yard setbacks to be addressed but the plans are generally in compliance with the Township ordinances. Under the SALDO, financial security for monumentation will need to be posted unless it is set prior to recording. They are waiting on the non-building waiver from CCHD for the sewage plan as well. No waivers are requested at this time.

With no further comment or discussion, a motion to authorize the Planning Commission Chair to sign the sewage planning non-building waiver once approved by the Township SEO (CCHD), was made by Gary McEwen, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

With no further comment or discussion, a motion to recommend that the BOS grant conditional final plan approval for the Givler, Patton & Patton Minor Plan, contingent upon satisfying the TEI review letter dated December 8, 2017, was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

3. Wilson Subdivision #2017-9, Suplee Road (22-5-42)
— Engineer's review letter dated December 8, 2017
— Plan dated October 21, 2017

Jennifer McConnell noted that the PC also previously saw this plan a couple months back. She explained that the applicants were proposing to carve off a two acre parcel around an existing dwelling. Due to the existing lot configuration and need to keep the lot area under two acres for zoning compliance, the subdivided lot and residual lot are considered flag lots. An existing shed is now proposed to be relocated off the driveway in conformance with Zoning Ordinance.

Referring to the December 8, 2017, TEI review letter, the applicants need to clarify the net lot areas, address a few minor drafting comments and install one additional monument. Financial security must be posted for monumentation unless it is placed prior to recording of the plans and a certification received. The applicant is waiting for the sewage planning non-building waiver paperwork from CCHD (SEO).

The applicants noted a few waivers on the plans regarding landscaping, positing of security, etc but these are not necessary under the minor subdivision and current status of the plans.

With no further discussion, a motion to recommend the Chair sign the sewage planning non-building waiver once approved by the Township SEO was made by Gary McEwen, seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

With no further comment or discussion, a motion to recommend to the BOS conditional final plan approval for the Wilson Minor Subdivision Plan, contingent upon satisfying the December 8, 2017, TEI review letter was made by Bob Witters, seconded by Gary McEwen. All in favor. None opposed. The motion carried.

Zoning Hearing Board/Conditional Use Applications

None

Pending Ordinances

None

Other Business

1. General discussion - Honey Brook Estates (22-7-49.1E)

Jennifer McConnell shared that Mike Reinert wanted the Planning Commission to be aware of an upcoming plan in early 2018. Jennifer McConnell explained that this is a subdivision plan located on the north side of 322, across from Cambridge Road. A previous subdivision plan was submitted in 2006 for 78 townhomes and was subsequently denied by the Township. The case went to court and there was a settlement with a stipulated agreement in November of this year, where the parties agreed to a plan for 37 single family dwellings and a set street / lot layout. Once the plan is submitted, it will still need to meet stormwater, landscaping and grading requirements and obtain all outside permitting – PennDOT, NPDES, Sewer/Water Authority, etc. Mike Reinert will likely be involved in the review, since he has been involved historically and with the court hearings. Some questions were asked about total lot size (~40 acres), individual lot configuration (size, impervious cover, setbacks), open space and wetlands / floodplain. It was noted that the applicant will need to follow the terms of the stipulation agreement and meet all other requirements.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

December 20 - Zoning Update Task Force Committee (7:00 pm)

January 2, 2018 - Board of Supervisors Re-Organization & Regular Meeting (7:00 pm)

January 11 - Trail Study Committee (7:30 pm - tentative)

January 16 - Land Preservation Committee Meeting (8:00 am), followed by Farmer's Breakfast (9:00 am)

January 17 - Zoning Update Task Force Committee (7:00 pm)

January 18 - Parks & Recreation Board Regular Meeting (7:30 pm)

January 23 - Land Preservation Committee Workshop Meeting (7:00 pm)

January 25 - Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, the Chair called for a motion to adjourn. The motion was made by Terry Schmidt, seconded by Melissa Needles. All in favor. None opposed. The meeting was adjourned at 7:37 pm.

The next Planning Commission meeting will be January 25, 2018.

Respectfully Submitted,

Leslie Siebert

Commissioner and Secretary, Planning Commission