

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
February 22, 2018
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 22, 2018, at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Gary McEwen, Vice-Chair. Commissioners present were Bob Witters, Troy Stacey, Terry Schmidt, and Melissa Needles. Township Engineer, Jennifer McConnell, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Susan Lacy, Levi Kauffman

Guests: None

Minutes:

Upon review and with no further discussion, additions or corrections, the Vice-Chair called for a motion to approve the January 25, 2017 Planning Commission meeting minutes. The motion was made by Troy Stacey, seconded by Melissa Needles. All in favor. None opposed. The motion carried.

Subdivision/Land Development Applications

None

Zoning Hearing Board/Conditional Use Applications

ZHB 2018-1; application of Christian S. & Barbara F. Fisher to separate two-residence property into two lots
- Application dated February 14, 2018

Kristopher Phillips, land surveyor, was present on behalf of the applicant. The sketch plan for this subdivision was presented before the Planning Commission a few months ago. The applicant is subdividing a 78+/- acre parcel into a 10-acre lot and a residual lot. The existing horse barn will be 30' (60' required); the accessory storage shed will be 3' (10' required) and the existing shared boiler will be 1' (20' required) from the proposed side lot line. In addition the existing impervious coverage on Proposed Lot 1 along with a 5,000 SF allowance for future impervious yields a 7% impervious cover, which exceeds the 5% allowable. Due to the configuration of the existing development on the lot including two dwellings, accessory sheds, animal barns, and driveways, it is difficult to create a new lot line to separate the two dwellings while meeting all required yard setbacks. In order to comply with the required yard setbacks, either a new driveway would have to be installed or an access easement established. The Planning Commission indicated they would prefer the driveway to be on the lot it is serving and no additional impervious added for a new driveway. With no further discussion, a motion to support the variance application was made by Troy Stacey and seconded by Bob Witters. All in favor, motion carried.

ZHB 2018-2; application of Isaac Fisher (Deckcraft) to allow an increase in impervious coverage on the lot in order to expand the rural occupation.
-application dated February 15, 2018

No one was present to represent the application. It was noted that the Township did notify the applicant that the application would be discussed at this meeting. Bob Witters expressed his disappointment that the applicant wasn't there to ask questions. It was noted that a few years ago the applicant added on to the principal rural occupation building and added some paved area around the expanded building. Stormwater management controls were installed for this increase in impervious cover. The current property condition contains 7.9% impervious coverage, though no relief was required at the time of prior expansion. In addition to the existing rural occupation and residential dwelling development on-site, the driveway also provides access to a property to the rear of the subject property. The applicant now wishes to construct a 3,000 SF building to use in conjunction with the rural occupation. This building is permitted under the Rural Occupation regulations of the Zoning Ordinance. He also intends to reconfigure the driveway to provide a

separation from the paved area around the rural occupation buildings. The proposed increase in impervious coverage results in a total impervious coverage on-site of 9.7%. A stormwater management plan has been submitted to the Township for review to address the increase in impervious coverage. There was some discussion as to the impact of the additional impervious coverage and that at 9.7% it is in essence double the 5% allowable impervious coverage in the A-Agricultural district. It was also noted that under the rural occupation regulations he is permitted to have up to 9,000 SF (a 6,000 SF principal building and a 3,000 SF storage/accessory building) of building space for the rural occupation. After confirmation that any increase in impervious coverage will be subject to stormwater management requirements, a motion was made by Terry Schmidt and seconded by Troy Stacey to support the variance application for the increase in impervious coverage. All in favor, motion carried.

Pending Ordinances

None

Other Business

Reuben Stoltzfus, 582 Icedale Road (22-9-97) – Authorize PC chair to sign Planning Module Component 1.

The Planning Module had been previously submitted but could not be processed due to inconsistencies with the Zoning Ordinance. It was noted that the applicant's property is divided by Icedale Road and contains an existing dwelling on the north side of Icedale Road. The applicant is proposing to construct a new dwelling on the south side of the road. In order to comply with zoning which does not allow two principal dwellings on one property, the existing dwelling will become an accessory apartment and the proposed dwelling on the south side of Icedale Road will become the principal dwelling. Since the project now complies with Zoning, the PC Chair can now sign off on the Component 1 Module in Section J. A motion was made by Bob Witters, seconded by Troy Stacey, for Gary McEwen, as Vice-Chair, to sign Section J of the Component 1 Planning Module for Reuben Stoltzfus. All in favor, none opposed. Motion carried.

Zoning Amendments per 2/13/18 email from Steve Landes

It was noted that Steve Landes, Township Manager, had emailed out additional revisions to the existing Zoning Ordinance that were drafted by the Township Solicitor. Jennifer McConnell indicated that the intent of these changes is to supplement changes being made by the Task Force and to address items such as Wireless Communication Facilities, Medical Marijuana facilities, Commercial district building size limits, and other various zoning regulations that needed to be addressed for consistency. In addition, the kennel regulation amendments per the task force recommendations and updates to the Flood Hazard District to be consistent with the stand-alone Floodplain Ordinance were proposed. The majority of the PC members had not yet had a chance to review these amendments and noted also that the amendments reference the current Zoning Ordinance and not the draft revised Zoning Ordinance currently under consideration. Jennifer McConnell stated that these amendments were sent to John Theilacker to incorporate into the final draft of the "new" Zoning Ordinance. It was recommended that all PC members look over these amendments in both the version presented by Steve Landes and also within the context of the revised draft Zoning Ordinance when it is published.

Final Draft "New" Zoning Ordinance

It was noted that the final draft of the new Zoning Ordinance shall be available via email by the end of the month. Dates for the final task force meeting were discussed to determine PC member availability. The majority of the members were available all three potential dates – March 7, March 12 and March 15th. Gary McEwen indicated he was not available on the 12th. Jennifer McConnell indicated she would pass this information on to the Township Manager.

Gary McEwen asked all PC members to thoroughly review the draft Zoning Ordinance when it is issued to ensure all items that were discussed/requested were properly included and any zoning map changes made accordingly. The owners of Miller Service Center were in the audience and inquired whether there were any zoning changes proposed to their property located on Route 322 at the eastern end of the Township. The PC members could not confirm this and the owners were advised that at the end of February / beginning of

March the draft Zoning Ordinance and corresponding Zoning Map would be available for review and they could check it out.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

- March 8 – Board of Supervisors Workshop Meeting (7:00 pm)
- March 8 – Trail Study Committee (7:00 pm)
- March 14 – Board of Supervisors Regular Meeting (7:00 pm)
- March 15 – Park & Recreation Board Regular Meeting (7:30 pm)
- March TBD – Zoning Update Task Force final meeting (7:00 pm)
- March 22 – Planning Commission Regular Meeting (7:00 pm)

Adjournment

With no further business, the Vice-Chair called for a motion to adjourn. The motion was made by Bob Witters and seconded by Troy Stacey. All in favor. None opposed. The meeting was adjourned at 7:55 pm.

The next Planning Commission meeting will be March 22, 2018.

Respectfully Submitted,

Jennifer McConnell
Township Engineer