

Honey Brook Township
Board of Supervisors
June 13, 2018 Regular Meeting Minutes

The meeting was called to order by Chair Tracy Olsen at 7:00 pm with the pledge to the flag. Also present were Supervisor John McHugh, Township Manager Steve Landes, Township Engineer Mike Reinert, and Township Solicitor Chris Hartman. Travis Stacey was absent.

Announcements

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

Tracy Olsen stated that starting next month, we will go to live-streaming Regular Board Meetings on the internet. The live meeting access will be through a link on the Township website.

Consent Agenda: John McHugh made a motion, followed by Tracy Olsen, to approve the following consent agenda:

1. Approve the Board of Supervisors Minutes of the May 3 Workshop and May 9, 2018 Regular Business Meeting.
2. Accept the Trail Committee Minutes of May 10, 2018
3. Accept the May 2018 Financial Reports
4. Accept the May 2018 Zoning and Building Report submitted by Technicon.
5. Accept the May 2018 Manager's Report
6. Accept the May 2018 PA State Police Incident Reports
7. Accept the Planning Commission Minutes of May 24, 2018

All in favor. Motion carried.

Departmental Reports

1. Don Johnson, Public Works Director: Don stated that the Roads Crew is still working on the storm sewer on Park Road and that they are about halfway done. In August, they will do the overlay of Park Road. Next week is for spot patching for applying oil & chip. Regular sealcoating will be the beginning or middle of July. We are now on the 2nd time roadside; trying to keep up with all the growth, even on PennDOT Roads.
2. Kristy Deischer-Eddy, Administrative Assistant: Kristy stated that there will be mini-conventions for the Pennsylvania State Association of Township Supervisors, or PSATS, this fall, one in each of the six regions of the Commonwealth. Our area's convention will be November 1 and 2 in Montgomery County.
3. Steven Landes, Township Manager: Steve stated that the proposed zoning ordinance and map are on the agenda to authorize advertisement. This document is the result of two years' worth of work by the Planning Commission and the Brandywine Conservancy then recently by the Township Engineer, Solicitor, and Supervisors to get to this point. It will be reviewed for 45 days ending in early-to mid-August. The Supervisors will conduct a Public Hearing and then act on possible enactment in September.

On July 16, the Pennsylvania State Police will have a trooper here to talk about the Neighborhood Watch program. Resident J. Daniel Stoltzfus has put together a group of people to meet with Trooper Kelly McIntyre. There will be a PowerPoint presentation and a Q&A session.

4. Land Preservation Committee: no one was present from the committee. Steve Landes stated that Jack Stefferud, is here from Natural Lands Trust (NLT) tonight because there is an agenda item this evening to approve an agreement with NLT governing the Township's contribution toward the purchase of the Lawrence Development property for preservation as open space.

Jack Stefferud, stated that NLT hopes to not be owners of the property, Tax Parcel Number 22-10-33, for long but rather be able to turn it over to the State. The area will be for public use, with trails, a parking lot, and land available for hunting.

Following discussion, John McHugh made a motion, seconded by Tracy Olsen, to approve an agreement with the Natural Lands Trust to contribute toward the purchase of the Lawrence Development property for preservation as open space. All in favor. Motion carried.

5. Recreation and Parks Board: no one was present from the Board. Kristy Deischer-Eddy stated that there had been no May meeting due to lack of quorum. The signup deadline for the half-day camp is this Friday; there are still spots in all weeks, but week one is almost full.
6. Planning Commission: Mike Reinert stated that there is one variance application and possibly a second to review at this month's meeting.

Open Forum

None.

New Business

1. Tracy Olsen made a motion, seconded by John McHugh to approve the payment of all invoices prepared by the Treasurer. All in favor. Motion carried.
2. Tracy Olsen made a motion, seconded by John McHugh, to enact Ordinance #194-2018 to amend Chapter six of the Township Code, enabling the Township to charge fees to the owner of any property that has more than one false fire alarm in a calendar year. All in favor. Motion carried.
3. Tracy Olsen made a motion, seconded by John McHugh, to approve Resolution #2018-12 that sets fees for violation of the False Alarm Ordinance #194-2018. All in favor. Motion carried.
4. Tracy Olsen made a motion, seconded by John McHugh, to enact Ordinance #195-2018 that authorizes the Township to enter into a cooperative agreement with Caernarvon Township, Lancaster County to assist each other with road work and snow plowing. All in favor. Motion carried.
5. John McHugh made a motion, seconded by Tracy Olsen, to award the Mill Road Bridge repair contract alternate #1 to Mar-Allen Concrete Products, Inc., the low bidder, in the amount of \$58,700.00. All in favor. Motion carried.

6. Shawn and Lisa McCormick Variance (Tax Parcel Number 22-6-15.2): Motion to take a position of (oppose/take no position/support) variance application #2018-5 of Shawn & Lisa McCormick, 781 Meadow Drive, to allow the following:
 - a. Rear Yard setback for proposed extended garage and family room (17' proposed, 60' required) and for proposed shed/garage (10' proposed, 60' required).
 - b. Side Yard setback for proposed shed/garage (10' proposed, 20' required)
 - c. Front yard setback for proposed extended garage (27' from Route 322 right-of-way, 40' required)

Mike Reinert stated that the applicant was present this evening. The Planning Commission took a position of support for the application.

Shawn McCormick stated that two of three neighbors have provided written approval. One other neighbor is fine with it but has been unable to give written approval due to their vacation schedule.

John McHugh made a motion, seconded by Tracy Olsen, to support the variance application #2018-5. All in favor. Motion carried.

7. Samuel K. Zook (TPN 22-6-39):
 - a. Motion to take a position of (oppose/take no position/support) to the special exception application #2018-4 of Samuel Zook, 641 Compass Road, to allow the operation of a custom framing shop as a home occupation on the subject property.
 - b. Motion to take a position of (oppose/take no position/support) to the variance application #2018-4 of Samuel Zook, 641 Compass Road, to allow the custom framing shop home occupation to occupy 75% of the two-story existing barn (appx. 3,120 SF) of floor area, exceeding the 1,800 SF limit allowed by Ordinance.

Mike Reinert stated that because this proposed occupation is a custom framing shop not located in dwelling, the applicant needs a special exception. The variance is needed because the applicant proposes to use 75% of a two-story barn on site for the business they are proposing. The Planning Commission had a comment about the diesel shed to mitigate noise but otherwise took a position of support.

John McHugh made a motion, seconded by Tracy Olsen, to support variance and special exception application #2018-4. All in favor. Motion carried.

8. Tracy Olsen made a motion, seconded by John McHugh, to direct the Solicitor to provide all parties required by the Municipalities Planning Code a copy of the proposed zoning ordinance and map not later than June 22, 2018. All in favor. Motion carried.
9. Tracy Olsen made a motion, seconded by John McHugh, to consent to the sale of tax parcel 22-8-18.675-T (located at 205 Joyce Lane) to ERH Capital Holdings. All in favor. Motion carried.

10. John McHugh made a motion, seconded by Tracy Olsen, to approve three financial security releases as recommended by Technicon:
 - a. Amount of \$43,204.76 to Penn Wynne for completed improvements in the Village Greene – Phase 2.
 - b. Amount of \$168,574.00 to Penn Wynne for completed improvements in the Village Greene – Phase 3.
 - c. Amount of \$89,366.50 to Lester Stoltzfus (22-6-36) for completed improvements at 1784 Walnut Road.

All in favor. Motion carried.

11. Tracy Olsen made a motion, seconded by John McHugh, to approve a financial security release to Richard Wilson (22-4-101) in the amount of \$9,908.25 for site improvements that will be secured by the new property owners by recording an agreement. All in favor. Motion carried.

12. John McHugh made a motion, seconded by Tracy Olsen, to adopt Resolution #2018-11 to utilize Highway Materials PennDOT or COSTARS Contracts for the purchase of asphalt products. All in favor. Motion carried.

Old Business

None.

Open Forum

Tracy Olsen stated the live streaming will provide the residents with more transparency for meetings. Scott Stilson has been voluntarily recording the meetings for viewing on Vimeo after the meeting. He will now stream the meetings live in real time. We are one of the few municipalities that records its meetings.

Adjourn

John McHugh made a motion, seconded by Tracy Olsen, to adjourn the meeting. All in favor. Meeting adjourned at 7:23 pm.

Respectfully submitted,

Kristy J. Deischer-Eddy, Recording Secretary

Upcoming Meetings: *All meetings are held in the Township Administration Building, 500 Suplee Road beginning at 7:00 p.m. unless noted. Dates and times are subject to change*

- June 14 Trail Study Committee
- June 18 Zoning Hearing Board: Zook at 7:30 & McCormick at 8:00 p.m.
- June 21 Recreation and Parks Board at 7:30 p.m.
- June 28 Planning Commission
- July 5 Board of Supervisors Workshop
- July 11 Board of Supervisors Regular Business
- July 12 Trail Study Committee
- July 16 PA State Police to discuss Neighborhood Watch at 6:30 p.m.