

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

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 22, 2018, at the Honey Brook Township Building. The meeting was called to order at 7:03 p.m. by Susan Lacy, Chairperson. Commissioners present were Gary McEwen, Levi Kauffman, Bob Witters, Troy Stacey, Terry Schmidt, and Melissa Needles. 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 February 22, 2018 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

None

Zoning Hearing Board/Conditional Use Applications

ZHB 2018-3: application of Mark Davies to expand Home Occupation, increase impervious coverage and increase non-resident employees

- Application dated February 28, 2018

Mark Davies, applicant, and his builder David Frankland, were present to represent the application. Jennifer McConnell summarized the history of the Home Occupation stating that in 2009, Mr. Davies obtained a Special Exception to have the home occupation as well as variances to allow a 576 SF addition to the existing accessory building, resulting in a total 1,666 SF of Home Occupation floor area (1200 SF allow) as well as over 14% impervious cover (8% allowed). The approved addition was never built due, in part, to the economy at the time. Since a building permit wasn't applied for within a year, the variance was null and void. Furthermore, the applicant is now requesting the same 576 SF addition as well as a 314 SF addition for storage related to the home occupation. In addition, he needs to install a new driveway to the upper floor of the garage where the home occupation is to address building accessibility which results in an impervious coverage of 15.77% (15% allowed). The final variance is related to the number of non-resident employees – two are permitted by right and the applicant is requesting a variance to allow six.

Discussion ensued between the Planning Commission and applicant as to the purpose of the additions and whether there could be any reduction. They felt that a total home occupation area of 1,991 SF is a significant increase over the 1,200 SF allowable. The Planning Commission felt the increase in impervious coverage was negligible and the increase will need to be addressed via stormwater management. The increase in employees was also significant, making the "home occupation" seem like more of a general business rather than a home occupation. The applicant explained that some of these employees were once residents but through life changes are no longer residing there – and therefore are now classified as "non-resident" employees. He currently has 5 non-resident employees but has requested 6 to allow for a new hire in the future. The applicant stated that he understood he was asking for "a lot", however he feels that the character of his business does keep with the neighborhood. Not everyone comes to the office every day and when they do, they come at staggered times. Generally there are no customers that come to the site unlike a day care or medical office, both of which are potential home occupation uses. There is no advertising or signage for the business and there are approximately three UPS/FedEX deliveries a week so no more than an average residential use. The PC asked if there was any flexibility in the size of the additions. The

applicant indicated that there may be some wiggle room on the storage or could consider other options like a shed, but this would be the most desirable. He understands that he will need to fully explain his case and justifications and hardship to the ZHB. After the discussion, the PC felt that overall, the home occupation, even after expansion, would generally fit in with the character of the neighborhood and not have a significant impact.

With no further discussion, the PC Chair called for a motion on the requested variances:

1. A motion was made by Troy Stacey, seconded by Gary McEwen, to support the variance request for a total of 1,991 SF of Home Occupation floor area. All in favor, motion carried.
2. A motion was made by Bob Witters, seconded by Troy Stacey, to support the variance request for a total impervious coverage of 15.77%. All in favor, motion carried.
3. A motion was made by Gary McEwen, seconded by Troy Stacey, to support the variance request for six (6) non-resident employees. Six in favor, one opposed (Bob Witters), motion carried.

Pending Ordinances

None

Other Business

Stevie Lapp, 2840 Compass Rd (TPN 22-10-14.4) – Authorize PC chair to sign Planning Module Component 1.

A sketch plan of the proposed subdivision has been reviewed by the Zoning Officer. The proposal intends to adjust lot lines and consolidate three lots into two. On the one lot that is developed, a new ag building is proposed and on the second, vacant lot, a new dwelling, barn and other associated improvements are proposed. This plan will come through the PC as part of the subdivision process in the future. The Zoning Officer has signed the module in Section J indicating compliance with Zoning and the same section requires the Planning Commission's signature. A motion was made by Gary McEwen, seconded by Melissa Needles, for Susan Lacy, as Chair, to sign Section J of the Component 1 Planning Module for Stevie Lapp. All in favor, none opposed. Motion carried.

Reuben Stoltzfus, 582 Icedale Road (TPN 22-8-94, 22-8-97) – Stormwater Management Waivers

The applicant is proposing to construct a new dwelling on the portion of his property south of Icedale Road. There is an existing dwelling on the northern portion of the Lot that will become an accessory apartment once the new dwelling is constructed. A stormwater management plan has been submitted for the proposed development and two infiltration basins are proposed. The existing soil conditions are limited in terms of infiltration ability, a common issue with the soils in the Township. The applicant found the limiting zone to be 12-24" below grade and therefore a 24" separation from the bottom of infiltration basin to limiting zone cannot be achieved. The applicant proposed to provide as much separation as possible and to install 12" of amended soils to aid in infiltration. Second, the field tested infiltration rate for Basin #1, when adjusted by a factor of safety of two, results in a dewatering time of 96 hours, in excess of the 72 hours allowed. An underdrain with a valve is proposed within the basin to allow dewatering when necessary to avoid standing water for extended periods of time. The PC asked the Township Engineer if she had any objections to the waivers, she did not. With no further discussion, a motion to recommend that the BOS granted the requested waivers from the Honey Brook Township Stormwater Ordinance Sections 20-306.J.1 and 20-306.J.3 regarding the minimum separation between the bottom of infiltration facility and limiting zone and the 72-hour maximum dewatering time was made by Gary McEwen, seconded by Melissa Needles. All in favor, motion carried.

Pleasantview Welding – Route 322 between Reservoir Rd & Poplar Road

The Planning Commission saw a sketch plan for this project a few months back. Pleasantview Welding, with a business operation currently on the northwest corner of Reservoir Road and Route 322 is looking to expand to the northeastern corner where it currently has limited operations. A new 50,000 SF building, parking lot, etc is proposed to supplement the existing manufacturing building already on site. Existing site

entrances onto Route 322 will be eliminated and access will be taken from Reservoir Road mostly for truck traffic and Poplar Road for primarily passenger traffic. Jennifer McConnell noted that she met with his applicant and consultants earlier in the day regarding the necessity for traffic improvements along Route 322. The preliminary traffic analysis shows that a left turn lane on Route 322 at Reservoir Road would be required along with widening of both radii for Reservoir Road. Furthermore, widening of the radii for the northwest corner of Poplar / Route 322 may also be necessary. The applicant feels that the level of improvements is extensive for his proposed development / use and is asking the Township to consider limiting the improvements that may be required. Jennifer McConnell discussed this in general with the Township Manager earlier who recommended that the PC give input at tonight's meeting. It was discussed that with the proposed rezoning, there are limited additional industrial lots north on Reservoir Road and most of these are already developed. There is more industrial zoned lots on Poplar Road. It was noted that the proposed business has limited traffic being an Amish run business and sees approximately 5 truck trips a day. It was noted that the left turn warrant for Reservoir Road is met during the PM peak hour (4-6 pm), but the business closes at 4:30 pm. The warrant is not met during the AM hour (6-9 am) and the business opens around 6. Based upon numbers provided by the applicant's traffic consultant, the number of trips is dictated simply by a manufacturing use and square footage of building with no consideration of intensity of use. It appears that an increase of 4 or more truck trips generates the warrant for the PM hour. It was noted that Pleasantview Welding has been using the existing manufacturing building on-site and a few other structures on the subject lot for the past 3+ years. The Planning Commission felt that the Township could potentially consider limiting the required improvements provided there were provisions in place that in the future if the business expanded beyond a certain level (in terms of traffic) or another more traffic intense use occupies the property, the Township can require a reevaluation of traffic conditions and potentially require additional roadway improvements at that time. They would like the Solicitor to comment on the legality of this. At a minimum, the PC felt that the intersection radii needed to be improved to handle larger trucks.

Zoning Amendments

It was noted that John Theilacker had amended the last draft of the Zoning Ordinance based upon the discussions at the last Task Force meeting. It was noted that there is a tight timeframe for approval of this Ordinance due to the grants received and that while the PC will have one more formal review under the Act 247 process, the Township desires all comments to be made at this time. The following items were discussed:

1. Gary McEwen had started reviewing these changes and indicated that most appear to have been addressed, but not all. He offered to continue to go through the revised final draft to determine any changes that weren't made and produce a final comment list on behalf to the PC / Township's representation on the Task Force. All agreed to this.
2. Melissa Needles inquired about the kennel changes and indicated that she would review those against the recommendations of the Kennel Task Force.
3. The PC appeared to be in agreement that the Tel Hai properties should be rezoned MUR to reflect the existing use and not remain zoned as Agricultural.
4. The PC noted that the owners of Schnure Manufacturing should be contacted specifically to discuss the rezoning of their property. It was noted that the existing business appears to be shut down and the rezoning could affect future buyers/use of the property whereas this is an existing non-conforming use.
5. There were some comments about cell towers not being permitted in RC now, but there was discussion that in higher elevations of RC, perhaps they should be allowed by Conditional use.
6. Melissa Needles indicated concern over impervious coverage for very small lots under the Conservation Design option and feels it limits the ability for homeowners to add simple things like pools/patios/sheds, etc. They feel for this type of subdivision, stormwater should be designed based upon maximum impervious coverage on each lot.
7. It was noted that the TDR calculation is much simpler now, but Gary McEwen indicated that the Task Force discussion was to have the same factor / calculation for both A- and RC- Zoning districts (0.54 was proposed). He indicated that John Theilacker had changed the calculation completely for RC and the factor for A- was reduced to 0.50.

Jennifer McConnell indicated that the Planning Commission was asked to have any final comments to Steve Landes, Township Manager, and Technicon by the end of next week (March 30th). The Township

Engineer, Solicitor and Manager will be meeting to discuss all comments in advance of the special meeting on April 5th where the public is invited to provide any comments on the draft.

Correspondence of Interest:

None

Upcoming Meetings - All dates subject to change

- April 5 – Board of Supervisors Special Meeting (6:00 PM) and Workshop Meeting (7:00 pm)
- April 11 – Board of Supervisors Regular Meeting (7:00 pm)
- April 12 – Trail Study Committee (7:00 pm)
- April 17 – Land Preservation Committee (7:00 pm)
- April 19 – Park & Recreation Board Regular Meeting (7:30 pm)
- April 26 – 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 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