

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
May 24, 2018  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, May 24, 2018, at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Susan Lacy, Chairperson. Commissioners present were Gary McEwen, Levi Kauffman, Troy Stacey, Terry Schmidt, and Melissa Needles. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Bob Witters

Guests: None

**Minutes:**

Upon review and with no further discussion, additions or corrections, the Chair called for a motion to approve the March 22, 2018 Planning Commission meeting minutes. The motion was made by Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The motion carried. It was noted that there was no Planning Commission meeting in April 2018.

**Subdivision/Land Development Applications - None**

**Zoning Hearing Board/Conditional Use Applications**

ZHB 2018-5; application of Shawn & Lisa McCormick, 718 Meadow Drive (TPN 22-6-15.2) to reduce the required front, rear and side setbacks for proposed house additions, decks and accessory building  
- Application dated May 4, 2018

The applicants were present and outlined their request. They noted that they recently moved to the area and loved the house but it is small. They indicated that they didn't realize expanding would be an issue since some of the adjoining houses were larger than theirs. They noted a few changes to the sketch attached to the application in that they are changing the patio to a deck and increasing the length to 30' and extending the proposed family room from 15' to 18' wide to close in the gap between the two structures. They noted that the garage addition was for more space and also to try and mitigate the noise in the house from Route 322 and surrounding industrial businesses. Jennifer Van Dyke reviewed the required and proposed setbacks for the proposed improvements – a front yard setback of 40' is required and 27' from Route 322 is proposed; a rear yard setback of 60' is required and 17' is proposed and for the accessory building a side yard setback of 20' is required, 10' proposed. She noted that these required setbacks are based upon agricultural zoning for a 1-2 acre lot, however the existing lot is only 0.46 acres in size. The Planning Commission asked what setbacks would be if it was more appropriately zoned R or other ordinance provisions that would allow such a small lot. Jennifer Van Dyke indicated that the setbacks are reduced for smaller lots and the closest provisions for such a lot size would be under the Conservation Design option for the RC district which requires 20,000 SF lots. In this case an accessory building would only need to be 12' off the lot lines and the front and rear setbacks would be 25'. It was also noted that the proposed impervious coverage is under the 20% threshold. The Planning Commission asked if there were any provisions for non-conforming lots that would benefit them but it was noted that they are allowed to expand under these provisions but that the expansion must not worsen any existing non-conformities unless a variance is granted.

The applicants noted that they have discussed their project with the neighbors and they did not express any opposition. It was also noted that adjoining property owners must be notified as part of this hearing process. Furthermore it was noted that the property to the rear is generally wet and used for grazing of animals. With no further discussion, the PC Chair called for a motion on the requested variances:

A motion was made by Troy Stacey, seconded by Gary McEwen, to support the variances for front, rear and side yard setbacks as described in the application / site plan. All in favor, motion carried.

ZHB 2018-4; application of Samuel Zook, 641 Compass Road (TPN 22-6-39) to operate a custom framing shop as a home occupation in the C-Commercial district and to increase the allowable home occupation floor area

- Application dated April 16, 2018

No one was present to represent the application. Jennifer Van Dyke reviewed the special exception application noting that Home Occupations that do not meet the requirements for “no-impact” are permitted in the C-Commercial zoning district if a Special Exception is obtained. The Planning Commission asked about why this would not be a no-impact home occupation. The proposed home occupation is to be located in an existing accessory building, rather than the dwelling itself, and thus does not meet the “no-impact” requirements. She noted that the proposed home occupation appears to meet all the requirements outlined in Section 27-1603.D of the Zoning Ordinance except for the allowable floor area for the home occupation. On a 2-acre lot, the maximum floor area occupied by the home occupation is 1,800 SF. The applicant proposed to utilize 75% of an existing 2,080 SF accessory building, resulting in approximately 3,120 SF of floor area devoted to the home occupation. The existing building, as presently located, meets the required yard setbacks for a home occupation. A Planning Commission member asked where his diesel shed would be and noted that it may be within the building itself, along with a dust collection system. It was noted that noise from the diesel shed could be a concern to adjoining neighbors.

With no further discussion, the PC Chair called for a motion on the requested special exception & variance:

A motion was made by Gary McEwen, seconded by Levi Kauffman, to support the special exception for the home occupation and variance request for a total of 3,020 SF of Home Occupation floor area provided that any noise associated with the home occupation is mitigated as to not affect surrounding properties and that the applicant complies with the hours of operation for Home Occupations. All in favor, motion carried.

**Pending Ordinances**

It was noted that there is a special meeting on Thursday May 31<sup>st</sup> at 7 pm at the Honey Brook Township Building to discuss the draft Zoning Ordinance.

**Other Business** - None.

**Correspondence of Interest** - None

**Upcoming Meetings** - All dates subject to change

- June 7 – Board of Supervisors Special Meeting (6:00 PM) and Workshop Meeting (7:00 pm)
- June 13 – Board of Supervisors Regular Meeting (7:00 pm)
- June 14 – Trail Study Committee (7:00 pm)
- June 18 – ZHB 2018-4 (Samuel K. Zook, 7:00 pm) & ZHB 2018-5 (Shawn & Lisa McCormick, 8:00 pm)
- June 21 – Park & Recreation Board Regular Meeting (7:30 pm)
- June 28 – 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 and seconded by Troy Stacey. All in favor. None opposed. The meeting was adjourned at 7:45 pm.

The next Planning Commission meeting will be June 28, 2018.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer