

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
January 24, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, December 13, 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, Terry Schmidt, Levi Kauffman, Bob Witters, Troy Stacey and Melissa Needles. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Troy Stacey

Guests: None

**Minutes:**

Upon review of the December 13, 2018 Planning Commission meeting minutes, there were no comments. With no further discussion, the Chair called for a motion to approve the December 13, 2018 Planning Commission meeting minutes. The motion was made by Bob Witters and seconded by Levi Kauffman. All in favor. None opposed. The motion carried.

**Reorganization:**

It was noted that Susan Lacy did not wish to be reappointed as chairperson.

A motion was made by Terry Schmidt, seconded by Melissa Needles, to appoint Gary McEwen as Chairperson. All in favor, none opposed. Motion carried.

A motion was made by Gary McEwen, seconded by Bob Witters, to appoint Melissa Needles as Vice-Chairperson. All in favor, none opposed. Motion carried.

A motion was made by Troy Stacey, seconded by Gary McEwen, to appoint Bob Witters as Secretary, noting that the Township Engineer will continue to take the meeting notes and draft the meeting minutes as was done in 2018. All in favor, none opposed. Motion carried.

Gary McEwen assumed the chairperson duties for the meeting.

**Subdivision/Land Development Applications**

**#2018-6, Amos & Elizabeth Kauffman Subdivision Plan (TPN 22-9-28)**

Jennifer Van Dyke noted that the PC has previously seen this plan for a Zoning variance application related to having an Amish School on a 10 acre parcel and for a Conditional Use application hearing to allow a portion of the play area to be within a Zone 2 riparian buffer. The proposed plan shows the creation of two – 10 +/- acre lots, with one lot remaining agricultural and the other being agricultural with a farm-related school. The review letter comments were discussed with Ms. Van Dyke noting the plan complies with the Zoning Ordinance and that a majority of the Zoning / SALDO comments were related to notes to be added and driveway details. The PC discussed whether any landscaping was necessary, noting that during prior discussions with the applicant, there was a desire to maintain sight distances from the road and adjoining properties for safety. Susan Lacy commented that the applicant should consider a few trees for shade and energy conservation purposes but ultimately no landscaping was required. The applicant's engineer, Tom

Tran, noted that they can comply with the provisions of the letter including the stormwater changes and indicated that an electronic copy of the revisions had been sent to the Township Engineer for review.

With no further discussion Troy Stacey made a motion to recommend to the BOS that they grant conditional final plan approval contingent upon compliance with Technicon's January 11, 2019 review letter. The motion was seconded by Levi Kauffman, all in favor, none opposed. Motion carried.

Jennifer Van Dyke noted that she received an electronic submission of the planning module for the project and had completed Component 4A which discusses consistency with Township Ordinances and Comprehensive plan on behalf of the PC but it requires the signature of the PC Chair. Terry Schmidt made a motion, seconded by Susan Lacy, to authorize Gary McEwen as PC Chair, to sign Component 4A of the Planning Module. All in favor, none opposed. Motion carried.

#### #2018-2 Edge of the Brook Subdivision Plan (TPN 22-7-65 & 12-4-3)

Jennifer Van Dyke noted that this subdivision plan seeks to reconfigure existing parcels into three lots. The lots cross the municipal boundary with Honey Brook Borough such that the majority of Lot 1 (agricultural use) is in the Township, the majority of Lot 2 (existing residential use) is in the Borough and all of Lot 3 is within the Borough. The Township's ordinances only apply to lands within the Township itself and the Borough is reviewing the plans for conformance with its Ordinances for the lands falling within the Borough. Chuck Dobson of Inland Design showed the PC the plan and went over the proposed lot boundaries / existing conditions. He stated that they had met with the Borough's Planning Commission and were working out issues with the usage of Lot 3 which contains an existing stormwater basin for an adjoining development.

Jennifer Van Dyke went over the review letter noting that the proposed subdivision complies with the Township Zoning Regulations (under the new ordinance) and indicated that the SALDO comments were mostly minor regarding outside approvals and related to the draft legal descriptions for the annexed/consolidated lots. Ms. Van Dyke noted that landscaping for minor subdivisions is at the discretion of the PC. The PC felt that with no proposed construction on the property, no landscaping was required at this time and any landscaping needs would be addressed at the time of development on Lot 1.

With no further discussion Bob Witters made a motion to recommend to the BOS that they grant conditional final plan approval contingent upon compliance with Technicon's January 14, 2019 review letter. The motion was seconded by Troy Stacey, all in favor, none opposed. Motion carried.

#### #2019-1 Smucker Fencing Land Development Plan (TPN 22-3-11.1)

Jennifer Van Dyke noted that the PC has previously seen this plan for a Zoning variance application related to front and side yard setbacks for the proposed building and lean-to. The applicant and his consultant, John Pogue of Landvision, noted that the business is proposed as a contractor's shop for a fencing company – there will be no retail sales at the site. Ms. Van Dyke indicated that she's gone over the review letter with the applicant's consultants and they believe they can comply with the items in the letter. The Zoning review letter comments, as described by Ms. Van Dyke, require notes to be added regarding noise and outdoor storage and well as a clarification/revision to the parking calculations and a detailed lighting plan. With regards to the SALDO, the applicant has to address minor comments related to parking layout and address sewage needs with the Health Department as there is an on-lot system. The Planning Commission reviewed the pro-

posed landscaping and felt it provided a suitable buffer along Route 322 and the adjoining September Farm property. The applicant indicated that they had discussions with September Farm with regards to their project and that September Farm requested a few of the trees at the front corner of the building be removed for visibility purposes for vehicles traveling west on 322. The PC did not feel a change was necessary but noted that less hemlocks should be used and a comparable species substituted. With regards to the stormwater comments, based upon discussions with the applicant's engineer and Technicon, it appears all requirements can be met with modifications to the already proposed infiltration bed.

With no further discussion Levi Kauffman made a motion to recommend to the BOS that they grant conditional final plan approval contingent upon compliance with Technicon's January 11, 2019 review letter. The motion was seconded by Troy Stacey, all in favor, none opposed. Motion carried.

#### #2019-2 Poplar Realty (Chestnut Ridge) Land Development Plan (TPN 22-8-52)

The history of this project was explained to the PC by Jennifer Van Dyke including the prior conditional preliminary plan approval for the entire development, the overall development conditional final plan approval and the latest Phase 1 conditional final plan approval. Recently, as the applicant (Sam Nemroff, Penn Wynne Homes) was wrapping up the conditions for the Phase 1 development, concerns arose with the landowner with regard to his vested rights for Phases 2 & 3. After much discussion amongst the Township Solicitor, the applicant's attorney and the owner's attorney, a plan to submit a new final plan showing all three stages (Phase 1, 2 and 3) was formed. The intent is to record the full plan which would create all the lots but to defer the development of Phases 2 and 3 including addressing of certain administrative items such as posting of financial security, etc.

Ms. Van Dyke further commented that the submitted plans only depicted Phase lines on the record plan and the balance of the plan set (including grading, utilities, landscaping, etc) did not properly reflect the proposed phasing. The plans must clearly depict what the development looks like at the end of Phase 1, end of Phase 2 and then the items to be completed in Phase 3. The development, at each the end of Phase 1 and end of Phase 2, must be self-sustainable assuming Phase 3 never gets built out. The review letter details these requirements.

Ms. Van Dyke indicated that based upon the proposed Phase lines shown on the record plan, the PC should provide input on the phasing itself and well as the proposed recreational facilities in each stage.

- The PC was agreeable to the Phasing concept but noted that this is not typically the way phased final plans work. Ms. Van Dyke indicates that the review letter contains comments regarding notes that must be put on the plans, deed restrictions and agreements with regards to the lots being created in Phases 2 & 3 with regard to development, sale, etc until all conditions are met.
- The PC discussed the proposed recreational facilities. They agree with the western trail portion & multi-purpose field in Stage 1, Tot Lot and Basketball in Phase 2, and balance of trail in Phase 3. They want the street and sidewalk in front of Tot Lot to be constructed in Phase 2 in conjunction with the tot lot to provide parking/access. They also questioned whether these recreational facilities will be private or public. Ms. Van Dyke indicated that she believes it was noted as private in some of the agreements (but it will be confirmed and appropriately noted on the plans)
- With regards to the trail, Bob Witters asked if the trail was moved away from the one existing development. Ms. Van Dyke noted that there's notes on the plan to address

moving the trail once a limited wetland study is provided by the applicant; Other topics brought up include trail material – Gary McEwen discussed a new trail material that is more durable and less maintenance intensive than the applicant may want to consider in lieu of the stone dust. Also, the Planning Commission would like to see a decision made now, as to future ownership of the trail. Currently there's a standing offer of dedication on the plans but the Planning Commission had concerns about people buying homes under the premise of private recreational facilities and then later it being opened up to the public. The Planning Commission felt the new trail committee should review the proposed trails and provide a recommendation to the BOS of public/private.

- In discussing the open space, recreational facilities and ownership/use of these amenities, the term "Conservation Easement" was a hot topic. Ms. Van Dyke indicated that it was more of an agreement on usage of the land rather than a typical "conservation easement" and that the open space is to be managed by an HOA according to draft documents submitted when Phase 1 was going through the process. Those documents will be reviewed/approved by the Solicitor's office prior to recording of the plans. Some members wanted to know if they could see a copy of the declarations, conservation easements, etc.
  - i. They wanted to know exactly what "Conservation Easement" means for this development and who it would be in favor of ---
  - ii. It appears that the Conservation Design option in the old ordinance would use the Conservation easement term and allow it to be in favor of an HOA and mean more that it can't be sold, there's certain restrictions on use of the land but that doesn't match the definition of Conservation Easement in the old or new zoning ordinance.
  - iii. The Planning Commission feels the term "Conservation Easement" as it related to the developments under the Conservation design option should be clarified –for a development like this, it shouldn't be a true "Conservation Easement" like one that would be executed with natural lands trust, etc --- they feel the HOA (if that's the party responsible) should be able to add limited improvements such as a gazebo, bins to store equipment near the fields, a storage shed for supplies, etc...just have some flexibility in the future.
  - iv. The Planning Commission would be acceptable to a conservation agency taking control of the areas of sensitive features like wetlands, etc.
  - v. The Planning Commission asked if there is any type of yearly inspection of the open space areas – Ms. Van Dyke indicated she wasn't aware of any but if so it would be outlined in the declarations/easement documents.
  - vi. The Planning Commission asked how the people buying into the development will know what the HOA will be responsible for...and the terms of the conservation easement, etc. Ms. Van Dyke noted this is outlined in the HOA documents.

Susan Lacy asked whether there is really a need for more houses in the area, noting some existing houses in the area are taking awhile to sell and asked about impacts to schools with this and the proposed development at Brandywine Terrace. Gary McEwen indicated that the schools have sufficient capacity to accommodate the growth.

No action was taken on the plans

**Zoning Hearing Board/Conditional Use Applications** – None

**Pending Ordinances** - Zoning Amendments – microbreweries, wineries, commercial vehicles.

The draft Zoning Amendment was discussed. The Planning Commission had the following comments on the Ordinance:

- 1) Winery – Outside Events – the Planning Commission felt more requirements are necessary including how the required number of parking spaces is calculated, provisions for sewage, limitations or how maximum number of people will be set, noise standards (can a PA system be used, what types of amplified sounds, actual bands, for any events that may be moved indoors – setting of building capacity; etc); Melissa Needles indicated that East Bradford has regulations that may assist in drafting more comprehensive regulations for Honey Brook Township.
- 2) PC Item: The term “Barrel” used in the brewery definitions should be defined (ie how many gallons is in a barrel --- Bob Witters said there’s 31 gallons in a beer barrel)
- 3) The parking regulations on residential lots now appears to exclude certain types of “work” vehicles that are currently prohibited. They believe that one vehicle (with the exception of trash trucks, combined tractor trailers and/or just the trailer part) should be permitted to be kept (such as school bus, PECO line truck, or other contractor like vehicle that may exceed the weight but not be an “offensive” vehicle in terms of looks / noise / turning radius etc). They feel it is a big ordinance change that will affect many residents in the Township that is being “generated” by one complaint. Also they said Lot area size should be considered --- if someone has 10 acres, who cares what’s parked there, but if they have ¼ acre it may be a larger issue.
- 4) They also would like to see Conservation Easement language revised to correctly reflect situations such as Poplar Realty and required restrictions on open space lands.

Bob Witters made a motion, seconded by Gary McEwen that the zoning amendments should be revised as follows and they would like to see the amendment again inclusive of any additional items that are being discussed: the commercial truck should be kept at one (but prohibit trash trucks, combined tractor trailers and the trailer part itself), outdoor events requirements supplemented for items such as determining required parking, maximum capacity and sewage, clarifying brewery barrel size, and addressing the Conservation Easement language.

**Other Business**

1369 Walnut Road (Isch) Subdivision – There is a proposed lot line change plan before Honey Brook Borough, but a portion of the one lot falls within the Township. The applicant has requested that the Township defer the review to the Borough whereas there is no development proposed and no impact to the Township. The Planning Commission had no opposition to deferring the plan, and a motion was made by Troy Stacey, seconded by Levi Kauffman to defer the plan review to Honey Brook Borough. All in favor, motion passed.

**Correspondence of Interest** - None

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

- January 28<sup>th</sup> – Zoning Hearing Meeting #2018-12 (Ivan & Barbara Fisher, 7:30 pm)
- February 7<sup>th</sup> – Board of Supervisors Workshop, 7:00 pm
- February 13<sup>th</sup> - Board of Supervisors Regular Meeting, 7:00 pm
- February 14<sup>th</sup> – Trail Study Committee, 7:00 pm
- February 21<sup>st</sup> – Park and Recreation Board Regular Meeting, 7:30 pm
- February 28<sup>th</sup> – 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 Troy Stacey, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 9:46 pm.

The next Planning Commission meeting will be February 28, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
February 28, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 28, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Susan Lacy, Troy Stacey, Terry Schmidt, Levi Kauffman, Bob Witters, Troy Stacey and Melissa Needles. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: None

Guests: None

**Minutes:**

Upon review of the January 24, 2019 Planning Commission meeting minutes, there were no comments. With no further discussion, the Chair called for a motion to approve the January 24, 2019 Planning Commission meeting minutes. The motion was made by Bob Witters and seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2019-3 Paul Blank Subdivision Application, Meadville Road (TPN 22-6-17 & 22-6-18)**

Jennifer Van Dyke noted that this is a request to defer review of the lot annexation plan to Salisbury Township, Lancaster County, similar to the request received last month to defer a review to Honey Brook Borough. The intent is to annex 40 acres of a 90 acre lot to an existing 10 acre lot. A small sliver of both the existing 90 acre lot and the 10 acre lot fall within Honey Brook Township but all existing development is in Salisbury Township. There are no proposed improvements associated with this plan. With no further discussion, a motion was made by Melissa Needles, seconded by Levi Kauffman to defer the plan review to Salisbury Township. All in favor, motion passed

**#2019-2 Poplar Realty (Chestnut Ridge) Land Development Plan (TPN 22-8-52)**

Jennifer Van Dyke noted that since last month's meeting the plans had been revised to more clearly depict the improvements to be constructed in each of the three phases. She noted that in general the phasing concept appears to work, however there were a few key concerns noted in the review letter. First, it was noted that the applicant was showing the Stage 3 roadways to be graded to subgrade and water / sanitary utilities installed as part of Stage 2. Technicon had concerns about the grading of these streets prematurely and impacts to their future suitability as public streets. The water / sewer lines in the Stage 3 street area must be installed in Stage 2 in order to serve Stage 2 but the applicant's engineer has agreed that they can simply trench in the lines rather than fully grading the streets, thus limiting disturbance in the area. The second issue was that by extending the street in front of the tot lot as requested at the last meeting, there is now a need for a temporary cul-de-sac to be shown in Phase 2 to allow for proper turnaround and to qualify the streets for liquid fuels if Phase 3 were to not be constructed. The applicant was seeking alternatives to providing this cul-de-sac and suggested relocating the tot lot as was discussed at the January PC meeting. The PC concurred that the tot lot can/should be relocated to the recreational area in the front of the development, near the basketball court where there are other recreational facilities and parking available. While discussing recreational facilities, it was noted that by recording all three phases at this time, the proposed recreational facilities are set, and any

change in these facilities would require future approval by the PC / BOS. Third, all of the stormwater basins are proposed to be installed in Stages 1 and 2. However, there's a few areas of Stage 3, that prior to the Stage 3 grading effort, may not reach the basin that it is designed to drain to in the post-development condition. The applicant's engineer has indicated that they will review the grading and provide either temporary grading in these areas or show the basins can handle the runoff based upon existing pre-development grades.

The applicant is requesting a few deferrals of administrative items for Stages 2 and 3 including posting of financial security and water and sewer authority final approvals for Stages 2 and 3. Jennifer Van Dyke noted that by recording this plan, all 128 lots will be created and that there are notes on the plan restricting the sale, use and development of lots in Stages 2 and 3 until certain conditions are met including posting of the financial security and the water / sewer approvals. However, she noted that the applicant must, prior to recording the plan, provide proof from the sewer authority that all 128 EDUs are guaranteed to be reserved for this development. It was noted that no building permits for lots in Stages 2 and 3 will be issued until the improvements are secured as required by the MPC.

Bob Witters asked about the status of moving the trail away from the neighboring development and the applicant noted that this will be explored as part of Stage 1 and there are notes on the plan and funds in the security related to this. When asked about a timeframe for the project, the applicant indicated a desire to complete this allotting about 2 years for each Stage. Gary McEwen noted that Lot 37, a corner lot, is slated for Stage 2 but only a portion of the lot frontage improvements are slated for Stage 2 while the southern side of the lot abuts a Stage 3 roadway. He informed the applicant that depending on the type of loan a buyer has, the bank may require all improvements along the lot to be installed. It was noted that any change to the improvements to be installed could be handled during the construction process. Asked if he can otherwise comply with all provisions of the review letter, beyond the items discussed tonight, the applicant indicated he could.

With no further discussion, a motion was made by Troy Stacey, seconded by Melissa Needles, to recommend to the BOS to grant conditional final plan approval to the project based upon:

- 1) Compliance with the Technicon February 27, 2019 letter
- 2) Relocation of the Tot Lot to the recreational area at the front of the development
- 3) Deferral of the posting of the Stage 2 & 3 financial security until prior to issuance of building permits for these stages.
- 4) Deferral of final water and sewer approvals / agreements / posting of security for Stages 2 & 3 until prior to issuance of building permits for these stages.
- 5) Providing proof of reservation with the sewer authority of all 128 required EDUs for the whole project prior to recording of the plan.

All in favor, none opposed, motion passed.



### **Zoning Hearing Board/Conditional Use Applications**

Mobile 3 Realty, LLC Conditional Use 2018-2 to expand the existing Manufactured Home Park (MHP) and Variance Application 2018-10 to permit excess disturbance of Class I Woodlands, Forest Interior Habitat, Precautionary Slopes, and Prohibitive Slopes and the use of prohibitive slope areas for dwelling / street purposes.

The applicant, Herb Fisher, was not present, however his design team including engineer Tim Brennan from Nave Newell, attorney Gregg Adelman, forester Mark Gallagher from Princeton Hydro and land use planner Dennis Gehringer were present. Brandywine Conservancy representatives, Rob Daniels and Kevin Fryberger, were also in the audience as they reviewed the applicant's tree study methodology and proposed replacement plan at the request of the Township.

Attorney Adelman introduced the project noting that this is a proposed redevelopment of the existing Brandywine Terrace property. He explained that since purchasing the property out of bankruptcy, the current owner has worked with the Township to significantly clean up the property and remove condemned and unfit units as they were vacated. While the park is approved for approximately 42 units, less than 20 remain occupied on-site at this time. Under this proposed redevelopment plan, the applicant intends to increase the number of units from 42 to 113, which is less than the allowable number of units based upon lot density calculations. There will be stormwater management controls and landscaping installed, which the current park has none. The existing community septic system will be discontinued and the development will be connected to public water and sewer.

The attorney continued to describe the proposed woodland disturbance and the proposed forest stewardship plan in lieu of replacement plantings. A historic aerial was shown that indicated that the woodland area proposed to be disturbed was at one time farmed up until the 1970s/1980s and then once farming was abandoned the forest regenerated itself. They intend to maintain the oldest part of the forest and protect that area with deer fence, remove invasive plants and plant additional plantings within the preserved forest area to enhance the forested headwaters and restore the understory of the forest.

A discussion ensued about the proposed plan. The Planning Commission had a number of comments related to the expansion of the park that the applicant responded to including:

- There are already a lot of MHPs in the Township, more than the Township's fair share. What is the market need for these units as there is not a high degree of industry in the Township to provide jobs for these residents?
- The existing park has been an eyesore and source of criminal and other issues in the past.
- What assurance will there be that the park will have funds down the road to repair the private streets and maintain the common elements of the MHP?
- What was the findings of the fiscal impact study, particularly schools, and what about the social impact of the development on the community? The tax base for a MHP is significantly less than the taxes would be on a comparable single-family home community. Furthermore, there is no police department in the community to manage issues within MHP and the Township has a history of crime coming out of MHPs. The first thing you see when you come into Honey Brook Township from the east is MHPs.
- What exactly is being "enhanced" in a forest on a MHP property and what is the purpose of the fencing?

- The proposed fencing will likely be damaged over time and need repairs, who will ensure this?
- Is protecting the Brandywine a concern from improper dumping a concern?

Attorney Adelman provided the following comments in response to the PC's questions through the discussion.

- The prior Zoning Ordinance, under which this submission was made, allows MHPs by Conditional Use and the newly adopted Zoning Ordinance allows MHP by right, so the Township has zoned this area for this type of use. Furthermore, the applicant is only proposed about 80% of the allowable density and 60% of the allowable impervious coverage. The PC then noted that there had been other plans for this property based upon the Rocklyn Station overlay and other sketch plans over the years. The design engineer also noted that they were asked by another applicant to do a sketch plan for single-family dwellings but it wasn't economically feasible given the constraints of the land.
- The attorney noted that the applicant is part of a group that owns/operates other MHPs and that the intention is to redevelopment this into a sustainable community and to properly maintain it. With sufficient units to generate revenue, they intend to have on-site management but no security force has been discussed. The 113 units shown is the minimum the applicant feels is necessary to generate enough revenue to properly operate and maintain the MHP. It was noted by the Township Engineer and PC Chair that the Township now does annual MHP inspections to help ensure the continual maintenance of the MHPs.
- The park will be under single ownership and there will be park oversight on the types of units that can be placed in the park. The lot sizes meet Ordinance requirements.
- The applicant is open to discussion on the forest stewardship plan and the Township's Ordinances allow for a range of replacement options including planting of replacement trees/shrubs, fee-in-lieu, forest stewardship and other plans. The actual means of "replacement" would be finalized during the land development process.
- They are enhancing the forest to restore the forest understory which helps reduce stormwater runoff, provides a richness to the forest and habitat for certain wildlife and bird species.
- There will be gates in the fencing for access and woodland maintenance. There will be a long term forest maintenance plan to be followed which will require continual maintenance of the deer fence. Once the new growth is sustainable, the fence can be removed.
- The applicant is trying to achieve a balance between finding a way to make this property better and eliminate the continual eyesore / Township problem while balancing the environmental impact.

Gary McEwen, PC Chair, asked for the applicant to focus the discussion now on the requested variances. The discussion was then turned over to the design engineer Tim Brennan. He indicated that the applicant has been doing its due diligence on the environmental aspects of the project whereas these hearing applications were submitted in September but we are just now discussing the zoning relief with the Township boards. The applicant is requesting three variance related to steep slopes:

- Section 27-1303.5.C(1) Precautionary Slope (15-25% slopes) Disturbance (30% allowable, 33.55% proposed)

- Section 27-1305.C.(2) Prohibitive Slope (25% +) Disturbance (0% permitted, 18.69% proposed)
- Section 27-1303.6 Permitted Uses in Areas of Prohibitive Slope (to allow dwelling and street construction)

The applicant's engineer, Tim Brennan, indicated that these slopes may be man-made based upon the historical agricultural use of the property but they can't clearly prove that. It was noted that if the slopes were man-made, then zoning relief would not be necessary. The applicant will research USGS maps and/or historical Chester County topography layers to try to clearly determine the genesis of these steep slope areas. Gary McEwen asked how they intend to grade the steep slope areas to accomplish the development as proposed. It was noted that detailed grading had not been done but would be addressed during the land development process.

The variance requests for the woodland disturbance was then discussed. The following variances are being requested:

- Section 27-1306.1.B Class I Woodland Disturbance (15% permitted, 50.8% proposed)
- Section 27-1306.1.D Forest Interior Habitat Disturbance (10% permitted, 25.6% proposed)

Tim Brennan indicated that the area being disturbed is the newer woodland that was self-regenerated after years of agricultural use. Again, there was a need to balance the number of units to have a sustainable MHP against environmental impacts. The long-established woodland which serves as forested headwaters is intended to be preserved along with the riparian buffers for the Brandywine. The applicant is also agreeable to providing right-of-way to the Township for their "rails to trails" project along the old railroad bed on the property.

The Planning Commission asked Brandywine Conservancy what they thought of the proposed woodland disturbance and replacement stewardship plan and why the Township should grant the variance. Kevin indicated that he had walked the property and was on-site during part of the applicant's tree studies. He indicated that the Township's ordinances allow the applicant to request the variance and that is the process they are following. He feels that the condition of the woodland is not as severe as the applicant has indicated. The woodland disturbance will result in a fragmented woodland and create more edge habitat. While he cannot quantify the impact of the woodland disturbance, there will be some impact on the woodland habitats.

With no further discussion or questions, Gary McEwen indicated that the PC had to consider their positions on the applications. Jennifer Van Dyke indicated that the Zoning Hearing was scheduled for March 18<sup>th</sup>, so the PC needed to provide any comments to the BOS / ZHB tonight. As for the Conditional Use Hearing, that is scheduled for April 10<sup>th</sup> and the PC could table their recommendations on that application until their March PC meeting. The PC voted to defer comments on the Conditional Use application until their March PC meeting where they would hopefully have the results of the Zoning Hearing to base their comments and recommendations on. Motions were then considered for the Zoning variance applications and it was decided that the variances with regard to steep slopes would be considered in one motion and then another motion would be made for the variances associated with woodland disturbance.

- A motion was made by Troy Stacey, seconded by Bob Witters, to support the two variances (listed above) related to woodland disturbance. There were 6 "no" votes and one "yes" vote (Stacey), motion failed.
- A motion was made by Troy Stacey, seconded by Bob Witters, to take no position on the two variances (listed above) related to woodland disturbance. There were 5 "no" votes and two "yes" votes (Stacey, Witters), motion failed.

- A motion was made by Melissa Needles, seconded by Susan Lacy, to take a position of against the two variances (listed above) related to woodland disturbance. There were 6 “yes” votes and one “no” votes (Stacey), motion passed.
- A motion was made by Troy Stacey, seconded by Bob Witters, to support the three variances (listed above) related to steep slope disturbance. There were 5 “no” votes and two “yes” vote (Stacey, Bob), motion failed.
- A motion was made by Troy Stacey, seconded by Susan Lacy, to take no position on the three variances (listed above) related to steep slope disturbance. There were 6 “yes” votes and one “no” vote (Lacy), motion passed.

**Pending Ordinances** - None

**Other Business** - None

**Correspondence of Interest** - None

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

- March 7<sup>th</sup> – Board of Supervisors Workshop, 7:00 pm
- March 13<sup>th</sup> - Board of Supervisors Regular Meeting, 7:00 pm
- March 14<sup>th</sup> – Trail Study Committee, 7:00 pm
- March 18<sup>th</sup> – Zoning Hearing Meeting #2018-10 (Mobile Realty 3, LLC Variance Hearing), 7:30 pm)
- March 21<sup>st</sup> – Park and Recreation Comp Plan Committee Meeting, 6:30 pm
- March 21<sup>st</sup> – Park and Recreation Board Regular Meeting, 7:30 pm
- March 28<sup>th</sup> – 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 Melissa Needles, seconded by Terry Schmidt. All in favor. None opposed. The meeting was adjourned at 9:18 pm.

The next Planning Commission meeting will be March 28, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
March 28, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 28, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:04 p.m. by Gary McEwen, Chairperson. Commissioners present were Troy Stacey, Terry Schmidt, Bob Witters, and Melissa Needles. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Susan Lacy, Levi Kauffman

Guests: None

**Minutes:**

Upon review of the February 28, 2019 Planning Commission meeting minutes, there were no comments. With no further discussion, the Chair called for a motion to approve the February 28, 2019 Planning Commission meeting minutes. The motion was made by Troy Stacey and seconded by Melissa Needles. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**#2019-5 John L. & Emma S. Stoltzfus Lot Annexation Plan (TPN 22-9-1.1 & 22-9-1)**

Ron Hershey, Hershey Surveying, was present to represent the applicant. He described the proposed 2-acre annexation from a 21 +/- acre farm to an existing 3.1 +/- acre existing residential lot. A portion of the lots lies within Salisbury Township, Lancaster County, who has approved a deferral of the plan review to Honey Brook Township. Mr. Hershey indicated that the applicant can comply with all the review comments in Technicon's review letter dated March 22, 2019 which were mostly additional plan notes, or minor drafting comments. He also indicated that a Form B non-building waiver was submitted for sewage planning and is under review by the CCHD as Township SEO. The PC asked what the purpose of the annexation was and Mr. Hershey indicated that the owner wanted to have some pasture area on his small lot for a couple animals. With no further discussion, a motion was made by Bob Witters, seconded by Troy Stacey to recommend that the Board of Supervisors grant conditional final plan approval contingent upon compliance with Technicon's March 22, 2019 letter and also to authorize the PC Chair to sign the Form B non-building waiver upon approval of the CCHD. All in favor, motion passed

**Zoning Hearing Board/Conditional Use Applications**

Mobile 3 Realty, LLC Conditional Use 2018-2 to expand the existing Manufactured Home Park (MHP).

The applicant, Herb Fisher, was not present, however his design team including engineer Tim Brennan from Nave Newell, attorney Gregg Adelman, forester Mark Gallagher from Princeton Hydro and land use planner Dennis Gehringer were present. Jennifer Van Dyke indicated that the variances with regards to woodland disturbance and steep slopes were granted by the Zoning Hearing Board on March 18<sup>th</sup>. Tonight, the applicant's team is present to discuss the Conditional Use application for the expansion of the park. The Conditional Use hearing is scheduled for April

10, 2019 at the regularly scheduled Board of Supervisors meeting. The PC Chair indicated that the discussion should proceed by going through Technicon's Conditional Use / Variance application review letter dated February 22, 2019 and discussing each point that related to the Conditional Use application.

1. Sidewalks: Internal sidewalks are shown on both sides of the street extending down to Route 322 and to the lot lines, but not between the two entrances along Route 322. The PC raised concerns over school bus loading/unloading and it was noted that there is some off-street parking near the western entrance. After some discussion, it was determined that it may be best for the applicant to reach out to the school district transportation office to discuss plans / needs and noted that PennDOT may require acceleration/deceleration lanes as well. The PC felt sidewalks along both sides of the street is necessary for the community and noted that while there's no sidewalk along 322 now, that there may be a need in the future and would like a continual offer to install said sidewalk noted on the plans.
2. With regards to the variances for woodland disturbance and in conjunction with the landscaping discussion, it was noted that the PC would prefer to see required landscaping kept on-site rather than a fee-in-lieu. They feel buffering along Route 322 is important but acknowledged the existing gas line easement/row was noted as having to be maintained. The PC also indicated that buffering in areas along property lines where insufficient vegetation exists should be a priority and supported the proposed landscaping between lots to buffer each "backyard".
3. In terms of parking, the required number of spaces is provided but the PC noted that there may not be enough parking for guests and with narrow streets, the potential for guests to simply park along the street can cause traffic concerns. The applicant indicated they would look for additional places to add parking around the site.
4. It was noted that the layout complies with the lot area, lot setbacks, and impervious coverage and will comply with the accessory structure requirements (max 80 SF). Units will be generally uniform in size. Water and sewer would be public and it was indicated that the sanitary sewer lines would likely be dedicated to the Authority.
5. In terms of open space and recreational facilities, the applicant indicated they plan to have passive trails through the woodlands. While the woodlands will be fenced for deer protection, they will have gates to allow access to the trails and it was noted that on-site management could lock the gates at certain times. The PC expressed a desire for active recreational facilities to be provided as required by Ordinance. A tot-lot and a multi-purpose sport court were recommended and there's an open space lot that these could be placed on with nearby off-street parking.
6. The Zoning Ordinance requires one trash collection area for every 15 units which results in 8 collection units. The applicant is proposing four. The PC indicated that provided trash was picked up at regular intervals to avoid overflowing trash collection areas, they do not have a problem with only four areas. The PC also noted that the Township has a recycling ordinance that must be complied with as part of the MHP operation.

With no further discussion, the PC chair called for a motion on a recommendation to the BOS for the Conditional Use application. A motion was made by Troy Stacey, seconded by Terry Schmidt to:

Recommend that the BOS grant the Conditional Use to expand the Manufactured Home Park with the following conditions:

1. The applicant discusses with the school district transportation office plans for bus loading/unloading and provide sufficient sidewalks, loading areas, pull-offs etc. as necessary.
2. The applicant provides active recreational facilities for the community on-site such as a tot lot and multi-purpose court in addition to the passive trails.
3. Four trash collection areas are acceptable provided trash removal is conducted at a recurring interval necessary to avoid overflowing collection areas.

All in favor, motion passed.

**Pending Ordinances** - None

**Other Business** - None

**Correspondence of Interest** - None

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

- April 3<sup>rd</sup> – Board of Supervisors Workshop, 7:00 pm
- April 10<sup>th</sup> - Board of Supervisors Regular Meeting & Mobile 3 Conditional Use Hearing, 7:00 pm
- April 11<sup>th</sup> – Trail Study Committee Meeting, 7:00 pm
- April 18<sup>th</sup> – Park and Recreation Board Regular Meeting, 6:30 pm
- April 25<sup>th</sup> – 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 Melissa Needles, seconded by Bob Witters. All in favor. None opposed. The meeting was adjourned at 8:23 pm.

The next Planning Commission meeting will be April 25, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
April 25, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, February 28, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Melissa Needles, Vice-Chairperson. Commissioners present were Troy Stacey, Terry Schmidt, Bob Witters, and Susan Lacy. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Gary McEwen, Levi Kauffman

Guests: None

**Minutes:**

Upon review of the March 28, 2019 Planning Commission meeting minutes, there was confirmation that the trash/recycling for the Mobile 3 Realty Manufactured Home Park would be addressed at the time of land development. With no further discussion, the Vice-Chair called for a motion to approve the March 28, 2019 Planning Commission meeting minutes. The motion was made by Troy Stacey and seconded by Terry Schmidt. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**RPC Wiko – 22-2-11, 22-2-12, Land Development Waiver Request**

Jennifer Van Dyke indicated that RPC Wiko is proposing to add three additional truck loading bays adjacent to three existing bays on the western side of their building. A small building addition to accommodate the loading docks is also proposed along with the shortening of one parking area. She noted sufficient parking spaces are still provided and the stormwater management controls are adequate for the slight increase in impervious coverage. The truck loading area was previously evaluated for circulation and truck maneuvering under the land development plan. The non-residential building addition would require land development approval per Township Ordinances, but given the limited impact of the work, the applicant has requested a waiver of land development from the Board of Supervisors. With no further discussion, a motion to recommend that the BOS grant the waiver of land development was made by Bob Witters, seconded by Troy Stacey. All in favor, motion passed

**Zoning Hearing Board/Conditional Use Applications**

ZHB #2019-1 – Shared LLC / Deos LLC (22-8-68.5) – Special Exception to 27-502.B.9 for multi-family dwellings.

The applicant, Eddie Browne, and his consulting team was present to describe the proposal. Before the applicant presented, Jennifer Van Dyke noted that the application before the PC tonight is solely to address the ability to have multi-family dwellings, including apartments and townhouses, on the property. Separate land development approval, meeting all other applicable Zoning Ordinance / SALDO requirements, will be required. Any other zoning relief found to be necessary would need to be obtained in the future. The applicant's attorney, George Ozorowski; engineer, Aloysius Gryga of CMC Engineering, traffic engineer John Caruolo of Caruolo Associates, and architect were present. The consultants provided the following summary of the proposed development and provided renderings of the proposed buildings and site layout:



- 150 Apartments (condos) and 75 Townhouses; Building length, separation, and setbacks are proposed to be met. TDRs will be required to meet some area/bulk requirements.
- Streets would all be private and maintained by an HOA; Units would be sold to individuals.
- Entire development would be age-restricted, 55 and older; Clubhouse with pool to be provided.
- Stormwater to be through a central retention pond with fountain and other smaller stormwater basins
- Majority of woodlands, floodplain areas, wetlands would be protected; Replacement plantings proposed for tree disturbance.
- Access onto Chestnut Tree would require PennDOT permit; Applicant has had scoping meeting with PennDOT and is aware of need to contribute to traffic signal / realignment of Chestnut Tree in conjunction with West Nantmeal Industrial Development;
- Approximate 1 mile walking trail (paved) proposed and applicant would consider tying into trail network if Township wishes.
- Site to be served by public water and sewer;
- Original parking variance request has been withdrawn.

PC noted traffic concerns with all the nearby proposed developments combined. Noted that even an over 55 community can still generate many "trips". Indicated support for an age restricted community as to not impact local schools. PC noted that apartment building design appeared modern. With no further discussion, a motion was made by Troy Stacey to take a position of support on the Zoning Special Exception application to allow multi-family development on the proposed site, seconded by Terry Schmidt. Four in favor, one opposed (Lacy, due to traffic concerns). Motion carried.

**Pending Ordinances** - None

**Other Business** - None

**Correspondence of Interest** - None

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

- May 1<sup>st</sup> – Board of Supervisors Workshop, 7:00 pm
- May 8<sup>th</sup> - Board of Supervisors Regular Meeting, 7:00 pm
- May 9<sup>th</sup> – Trail Study Committee Meeting and Park & Rec Board Meeting, 6:30 pm
- May 16<sup>th</sup> – Park and Recreation Comp Plan Committee Meeting, 6:30 pm
- May 23<sup>rd</sup> – Planning Commission Regular Meeting, 7:00 pm
- May 28<sup>th</sup> – Land Preservation Committee Regular Meeting, 7:00 pm

**Adjournment**

With no further business, a motion to adjourn was made by Bob Witters, seconded by Melissa Needles. All in favor. None opposed. The meeting was adjourned at 8:12 pm.

The next Planning Commission meeting will be May 23, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Draft Minutes  
May 23, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, May 23, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Troy Stacey, Terry Schmidt, Bob Witters, and Susan Lacy. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman

Guests: None

**Minutes:**

Upon review of the April 25, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the April 25, 2019 Planning Commission meeting minutes. The motion was made by Terry Schmidt and seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**Jacob & Sadie Fisher – 22-3-46, Subdivision #2019-5**

No one was present to represent the plan. Jennifer Van Dyke noted that there is an existing dwelling/barn on the proposed Lot 2 that is not depicted on the plans. Zoning compliance cannot be determined until the existing development is depicted. There are other minor Zoning and SALDO related comments requiring plan notes, adjustments to plan scale and topography intervals, etc. Furthermore sewage planning must accurately depict / consider the existing development and approval of the agency holding the agricultural/conservation easement must be obtained. No action was taken on the plan.

**Zoning Hearing Board/Conditional Use Applications**

**ZHB #2019-2 – Daniel Blank (TPN 22-6-17 & 22-6-18) – Variance to allow 5,000 SF principal rural occupation building on 8 acres of land within Honey Brook Township**

The applicant, Daniel Blank, was present. Jennifer Van Dyke informed the Planning Commission that Honey Brook Township's ordinances only apply to land within the Township boundaries. She noted that there is a pending lot annexation plan (that Honey Brook Township deferred to Salisbury Township) that would create a resulting 50 +/- acre property, of which 8 acres will be in Honey Brook Township and the other 42 acres will be in Salisbury Township. There is an existing dwelling on the Salisbury Township portion of the lot. Rural occupation building sizes and number of non-family employees are dependent upon lot area. For an 8-acre parcel (considering only the land in Honey Brook Township), a maximum 3,000 SF principal building and a 1,500 SF storage building are permitted along with a 500 SF diesel shed. The applicant is proposing a 5,000 SF principal building along with a compliant diesel shed. He indicated he has no intentions of constructing a storage building at this time. He stated that in order to work efficiently and effectively he needs the larger building. Jennifer Van Dyke indicated that the proposed building meets the other setback requirements and Mr. Blank indicated he can comply with the other rural occupation

provisions. A land development plan approval is also required for the proposed development. Rural occupations can be accessory to agricultural uses so the dwelling being in Salisbury Township does not violate the Honey Brook Township Zoning requirements.

With no further discussion, a motion to support the zoning variance application was made by Bob Witters, seconded by Troy Stacey. All in favor, none opposed. Motion passed.

#### ZHB #2019-3 – Steven K. Kauffman (TPN 22-6-32) – Variance to allow 1,232 SF ECHO dwelling

The applicant, Steven Kauffman, was present. Jennifer Van Dyke informed the Planning Commission that the Zoning Ordinance allows a 1,000 SF max ECHO dwelling. The applicant has requested a variance to allow a 28' x 44' (1232 SF) manufactured home to be used as the ECHO. It was noted that this is a standard double-wide home size. ECHO residents must meet certain family qualifications and there are agreements established with the Township regarding occupancy and ultimate removal of the temporary dwelling. The applicant indicated they found a unit of this size for sale nearby and it will work for their needs and meet all setback requirements. The PC asked about sewage and Jennifer Van Dyke indicated that for similar situations the DEP/Health Department and Township have allowed temporary holding tanks to be used.

The PC noted that an Ordinance amendment should be considered to allow standard size double wide units

With no further discussion, a motion to support the zoning variance application was made by Bob Witters, seconded by Troy Stacey. All in favor, none opposed. Motion passed.

#### **Pending Ordinances –**

Zoning Ordinance Amendments: The Planning Commission reviewed the proposed Zoning Ordinance amendments, as prepared by the Township Solicitor, as part of the 45-day review period. Each section of the amendment was discussed and the following recommendations were made unanimously by the Planning Commission:

- Microbreweries/micro distilleries
  - o In the MUC district, there should be a 2 acre minimum lot size.
- Wineries – Outdoor Events
  - o There shall be no amplified sound permitted.
  - o The liquor control board has sound regulations that the Ordinance should be consistent with.
  - o Permits should be required for temporary tent structures and the tents should be required to be removed within 24 hours of an event (ie not left up all summer).
  - o If HBT adopted the fire code, there may be need for an inspection of these temporary structures to ensure fire extinguishers etc are in place.
- Commercial Vehicles
  - o They recommend striking dump truck, school bus and backhoes from the list of commercial vehicles indicating that there are small landscaping dump trucks and small mini-backhoes and that school bus drivers often bring buses home during the day between routes.

- In amendment section 3, subsection B (which modifies section 27-906.F(1), the PC would add boats and boat trailers and allow 48 hours for loading/unloading.
- In amendment section 3, subsection C (which modifies section 27-909.B.(3)(a), they would change the first sentence to read “Parking on residential lots in any district shall be solely for passenger vehicles, with the exception that vehicles utilized for business purposes of an occupant of the dwelling may be parked on such lot, provided that such vehicles may not ~~constitute be~~ a commercial vehicle except as ~~set forth~~ permitted in subsection (b) below, and no business is conducted on the property.
- They recommended modifying amendment section 3, subsection C (which modifies section 27-909.B.(3)(b)(5) to read “The vehicle may not be a garbage truck, ~~roll-off dumpster truck, combined tractor-trailer~~, or the trailer part of a tractor trailer ~~separated from the tractor~~.
- Permit Administration (Amendment Section 4)
  - The “land preparation” references in the building permit and zoning permit definitions should be eliminated as permits are not issued just for site work (this is generally covered under land development and/or stormwater plan approvals)
- Yard Definitions (Amendment Section 6)
  - The front yard definition should state that “A corner lot shall have two front yards – Section 27-902.C.5).
- MUC Design Standards (Amendment Section 8)
  - The “C-Commercial” district reference should be “MUC – Mixed Use Commercial”
- Swimming Pools (Amendment Section 18)
  - The paved areas/decks associated with a pool should also be 10’ off the lot line. There were concerns about errors in property line locations leading to lot line issues in the future with only a 5’ setback.
- Wetland Conservation Regulations (Amendment Section 25)
  - This section should be eliminated in its entirety. The PC indicated it was purposely eliminated during the task force.
- \*Additional Amendment consideration to allow a standard size double wide manufactured home to be utilized for an ECHO dwelling unit (therefore changing maximum size from 1,000 SF to a standard double wide size (such as 28’ x 44’ = 1,232 SF).

Zoning Map Amendments: The Planning Commission reviewed the proposed Zoning Map amendment, as prepared by the Township Manager / Solicitor, as part of the 45-day review period. Each of the four maps were reviewed and the following recommendations were made unanimously by the Planning Commission:

- Four lots on the North side of Horseshoe Pike near the Township’s eastern boundary (TPN 22-8-68.3, 22-8-68.3B, 22-8-68.3C and 22-8-68.3D)
  - The PC has no opinion on whether these lots remain MUR or are changed to MUC. Only one contains an existing business.
- Three lots on South side of Horseshoe Pike (TPN 22-8-77.2, 22-8-77, 22-8-77.1A)

- The PC indicated that TPN 22-8-77.1.A containing Turkey Hill should be changed to MUC but the other two parcels should remain MUR.
- Eight parcels on the south side of Horseshoe Pike, east of the Borough line.
  - The PC indicated the following parcels should be zoned MUC – TPN 22-7-76, 22-7-73.1.A, 22-7-73.1.B, 22-7-77.1 since they are existing businesses and for 22-7-77.1 are adjacent to commercial development.
  - The remaining four parcels (22-7-73.1C, 22—7-73.1, 22-7-73, and 22-7-74) should remain MUR as they are existing residential uses and one vacant property.
- Nine parcels on western side of Route 10, south of the Borough/Walnut Road
  - The PC indicated these parcels should remain MUR since they contain existing residential uses and the library, which is a permitted use in MUR. There is one one vacant parcel.

**Other Business - None**

**Correspondence of Interest - None**

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

- June 3<sup>rd</sup> – Zoning Hearing #2019-1, Shared LLC (7:30 pm)
- June 5<sup>th</sup> – Board of Supervisors Workshop, 7:00 pm
- June 12<sup>th</sup> - Board of Supervisors Regular Meeting, 7:00 pm
- June 13<sup>th</sup> - Trail Study Committee Meeting, 7:00 pm
- June 20<sup>th</sup> – Park and Recreation Board Meeting, 6:30 pm
- June 27<sup>th</sup> – Planning Commission Regular Meeting, 7:00 pm

**Adjournment**

With no further business, a motion to adjourn was made by Troy Stacey, seconded by Bob Witters. All in favor. None opposed. The meeting was adjourned at 9:22 pm.

The next Planning Commission meeting will be June 27, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
June 27, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, June 27, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Troy Stacey, Levi Kauffman, Bob Witters, and Susan Lacy. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Terry Schmidt

Guests: One resident

**Minutes:**

Upon review of the May 23, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the May 23, 2019 Planning Commission meeting minutes. The motion was made by Troy Stacey and seconded by Levi Kauffman. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**NCCMA Cupola Pump Station – TPN 22-8-52.2, Subdivision #2019-5**

The project engineer, Michael Postick, HRG Inc., was present to represent the plan. Jennifer Van Dyke noted that this project is to replace the existing pump station off Cupola Road. The recently recorded Poplar Realty Plan created a ½ acre lot around the existing pump station and noted that the engineer needs to update the plans with the new lot TPN and confirm NCCMA ownership of the area shown to the north of the subject lot. Mr. Postick explained the existing site improvements and the proposed modifications included an expanded parking area and new pump station building. The TEI review letter was discussed and the applicant indicated that the majority of the comments could be complied with. The engineer requested PC consideration of an uncurbed entrance, less than 20' wide due to limited site traffic. The PC expressed support for a waiver for that and then discussed landscaping, concluding that no additional landscaping is required. A stone infiltration trench / berm is proposed for stormwater management. Jen Van Dyke explained that the engineer was originally looking to request a waiver to use the simplified method for the ~2900 SF impervious increase, but the design provides more infiltration volume than that. The engineer indicated that they may be able to meet Ordinance requirements and need to determine what waivers may be necessary. The engineer agreed to revise the plan and resubmit for the July PC meeting with a formal waiver request letter for the PC to take action on the plan. No motions made.

**Zoning Hearing Board/Conditional Use Applications**

**ZHB #2019-4 – David Fisher (TPN 22-6-42.1A) – Variance to allow greenhouse to be built within the required front yard setback**

The applicant, David Fisher, was present. Jennifer Van Dyke stated that the applicant wishes to construct a 60' x 100' greenhouse where existing blacktop currently is. The building would be set

approximately 50' from centerline of street (~25' from ROW line). The applicant indicated he can't move it further away due to the existing driveway, buildings and stormwater facility.

With no further discussion, a motion to support the zoning variance application was made by Troy Stacey, seconded by Bob Witters. All in favor, none opposed. Motion passed.

### **Pending Ordinances**

Zoning Ordinance Amendments: The PC Chair updated the PC that the BOS took the majority of their suggestions on the Zoning Ordinance amendments. It was noted that the properties across from Village Greene development and around the Village Square area were slated to be rezoned from MUR to MUC.

### **Other Business - None**

### **Correspondence of Interest - None**

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

- July 1<sup>st</sup> – Zoning Hearing #2019-3, Daniel Blank (7:30 pm)
- July 10<sup>th</sup> - Board of Supervisors Regular Meeting, 7:00 pm
- July 11<sup>th</sup> - Trail Study Committee Meeting, 7:00 pm
- July 16<sup>th</sup> – Land Preservation Committee (7:00 pm)
- July 25<sup>th</sup> – Planning Commission Regular Meeting, 7:00 pm

### **Adjournment**

With no further business, a motion to adjourn was made by Melissa Needles, seconded by Troy Stacey. All in favor. None opposed. The meeting was adjourned at 8:01 pm.

The next Planning Commission meeting will be July 25, 2019.

Respectfully Submitted,

Jennifer Van Dyke  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
July 25, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, July 25, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Levi Kauffman, Bob Witters, and Susan Lacy. Township Engineer, Michael Reinert, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Terry Schmidt & Troy Stacey

Guests: Michael Postick, HRG, Inc.

**Minutes:**

Upon review of the June 27, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the minutes. The motion was made by Bob Witters and seconded by Melissa Needles. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**NCCMA Cupola Pump Station – TPN 22-8-52.2, Subdivision #2019-6**

The project engineer, Michael Postick, HRG Inc., was present to represent the revised plan for the pump station on Cupola Road. The plan had been discussed at last month's meeting and the engineer submitted updated plans to address previous comments from the Township Engineer and Planning Commission. Mike Reinert reviewed the Technicon review letter dated July 19, 2019 with the Planning Commission and noted the waiver request letter from HRG dated July 24, 2019. After some conversation about the waiver requests, a motion was made by Bob Witters, seconded by Levi Kauffman to recommend approval of the waiver requests for 22-615.3.C (access drive requirements) & 20-106.4 (to utilize the simplified method for stormwater) to the Board of Supervisors. All in favor, motion was approved. On a motion by Melissa Needles, seconded by Susan Lacy, the Planning Commission recommended conditional final plan approval of the plan provided the applicant addresses all comments in the Township Engineer's review letter dated July 19, 2019. All in favor, motion approved.

**Jacob & Sadie Fisher – TPN 22-3-46, Subdivision #2019-5**

No one was present for the applicant. Mike Reinert provided an overview of the two lot subdivision located along Route 10 (Twin County Road). The applicant has included additional information on the plans as requested at a previous Planning Commission meeting. There is no construction or improvements indicated on the plans. The Township Engineer's review letter dated July 9, 2019 was referenced in the discussion with two waiver requests noted for plan scale and topography. Mike Reinert felt the two waivers were justifiable given the scope of the project. On a motion by Bob Witters, seconded by Levi Kauffman, the Planning Commission recommended approval of the waivers from 22-503.1.A(3) (plan scale) and 22-503.D & 502.1.D (topography) to the Board of Supervisors. All in favor, motion approved. On a motion by Bob Witters, seconded by Melissa Needles, the Planning Commission recommended conditional final plan approval of the plan provided the applicant addresses all comments in the Township Engineer's review letter dated July 9, 2019. All in favor, motion approved.



### **Zoning Hearing Board/Conditional Use Applications**

#### **ZHB #2019-5 – James B. Stoltzfus (TPN 22-3-75) – Variance for location of new structure in front yard and to rent to out-of-state family and occasional VRBO**

No one was present for the applicant. Mike Reinert summarized the application indicating the applicant wishes to replace an existing garage on his property which is 16 feet from the centerline of Todd Road. He would like to construct a new structure of similar size but move it back 6 feet from where the existing structure was located (still in front yard). The second story of the new structure would have a kitchen and bathroom and be used by visiting out of state family and occasional VRBO use. The Planning Commission discussed the application and had several questions about the proposal, however with no one being present, could not obtain answers based on the limited information in the application. The Planning Commission also questioned whether a variance was needed for moving the structure back 6 feet. There were also concerns related to the use of the structure as a VRBO. On a motion by Susan Lacy, seconded by Levi Kauffman, the Planning Commission took a position of “no position” based on the lack of information in the application, questioning the need for a variance to relocate the structure since it is further away from Todd Road, and preferred the structure be used for family visitation only and not as a rental to non-family as a VRBO. All in favor, motion approved.

**Pending Ordinances**- None

### **Other Business**

On a motion by Melissa Needles, seconded by Levi Kauffman, the Planning Commission authorized the Planning Commission Chair to sign the non-building waiver for Jacob & Sadie Fisher. All in favor, motion approved.

Susan Lacy requested consideration of rescheduling the August and September meetings due to personal conflicts. After some discussion, the Planning Commission asked Mike Reinert to confirm Jen Van Dyke’s availability to move the August 22<sup>nd</sup> meeting to August 29<sup>th</sup>. If it works with her schedule, the Planning Commission wishes to reschedule this meeting. The September meeting will remain the same as scheduled.

**Correspondence of Interest** - None

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

- August 7 – Board of Supervisors Workshop, 7:00 pm
- August 14 - Board of Supervisors Regular Meeting, 7:00 pm
- August 15 – Park & Rec Board Meeting, 7:30 pm
- August 22 – Planning Commission Regular Meeting, 7:00 pm

### **Adjournment**

With no further business, a motion to adjourn was made by Levi Kauffman, seconded by Susan Lacy. All in favor, motion approved.

Respectfully Submitted,

Michael L. Reinert, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
August 29, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, August 29, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, Troy Stacey, Bob Witters, and Susan Lacy. Township Engineer, Michael Reinert, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman

Guests: John & April Trego

**Minutes:**

Upon review of the July 25, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the minutes. A motion was made and seconded. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications** - None

**Zoning Hearing Board/Conditional Use Applications**

**ZHB #2019-6 J. Daniel Kauffman (22-7-85.1, 1622 Cambridge Road)**

The applicant was not present. The PC recalled a prior subdivision of the property to create the 10 acre lot and a prior variance for the shoe shop expansion. It was noted that the current impervious coverage is 6.5% and the applicant is requesting a 2,184 SF barn addition and a 3,000 SF parking/gravel area expansion resulting in a 7.7% impervious coverage. A motion was made by Troy Stacey, seconded by Bob Witters, to take a position of "no position" on the variance. Four in favor, two against, motion passed. \*The two nay voters indicated that they would have taken a position of against, based upon the owner creating his own hardship by subdividing the lot years ago.

**ZHB #2019-7 John & April Trego (22-2-14 & 22-2-16, 24 Morgan Spring Drive)**

The Trego's were present and explained their project to the PC summarizing that they wish to install a detached garage but due to existing steep slopes and the existing driveway location they cannot meet the required front yard and side yard setbacks. They noted that they also own the property to the left (where the side yard variance is requested) which was designated as open space when the development was created. Furthermore there's only a few lots in Honey Brook Township, the remainder are in Caernarvon Township which requires only a 40' front yard setback (Township front yard setback is 60'). Their existing garage was transformed into living space for family (via permit). The PC noted that consolidating the lots would alleviate the need to request the side yard variance. The Trego's indicated would not be able to place the garage on their other lot unless they were consolidated and it would need to be confirmed that consolidation was possible with the open space designation and furthermore they would need a second driveway entrance and have a trek to reach the garage from their dwelling. With no further discussion, a motion was made by Troy Stacey, seconded by Bob Witters to take a position of support for the variance. All in favor, motion passed.

**Pending Ordinances**

**Zoning Ordinance Amendment – owner request to change 22-8-77.2 from MUR to MUC**

The PC noted that property owners should have been notified of the zoning change during the original ordinance adoption process. They saw no issue with changing the subject property to

MUC since it was C-Commercial before and it provides them more opportunities. The subject property is only separated by a flag strip from a property zoned MUC now. A motion was made by Troy Stacey, seconded by Terry Schmidt, to recommend that the amendment changing TPN 22-8-77.2 from MUR to MUC be adopted by the BOS. All in favor. Motion passed.

**Other Business** - None

**Correspondence of Interest** - None

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

- September 4 – Board of Supervisors Workshop, 7:00 pm
- September 11 - Board of Supervisors Regular Meeting, 7:00 pm
- September 12 – Trail Study Committee Regular Meeting, 7:00 pm
- September 16 – Zoning Hearings #2019-6 J. Daniel Kauffmann & #2019-7 John & April Trego  
7:30 pm
- September 17 – Land Preservation Committee Regular Meeting, 7:00 pm
- September 19 – Park & Rec Board Meeting, 7:30 pm
- September 26 – Planning Commission Regular Meeting, 7:00 pm

**Adjournment**

With no further business, a motion to adjourn was made at 7:37 by Troy Stacey, seconded by Melissa Needles. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer

**Honey Brook Township  
Planning Commission Agenda  
Regular Meeting Approved Minutes  
October 24, 2019  
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, October 24, 2019, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairperson. Commissioners present were Melissa Needles, Terry Schmidt, Troy Stacey, Bob Witters, and Susan Lacy. Township Engineer, Jennifer Van Dyke, of Technicon Enterprises, Inc. (TEI), was also present.

Absent: Levi Kauffman

Guests: Daniel Blank

**Minutes:**

Upon review of the August 29, 2019 Planning Commission meeting minutes, the Chair called for a motion to approve the minutes. A motion was made by Bob Witters and seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**Daniel Blank (TPN 22-6-18) Land Development Plan #2019-7**

-Application Dated 9/26/19; Plan Dated 9/16/19; Review Letter dated 10/18/19

- The applicant Daniel Blank was present. He intends to construct a 5,000 SF rural occupation building on his father's property at 6401 Meadville Road. He received a variance for building size to construct the principal rural occupation building on the ~8 acres of the ~50 acre parcel that fall within Honey Brook Township (balance is in Salisbury Twp); Review letter was discussed and applicant indicated that at this time there would be no outdoor storage or retail sales; he does intend to have a dumpster and a sign; He also indicated that he may prefer to do gravel driveway/parking initially and was advised that he would still have to pave the ADA spaces and the first 30' of driveway and provide parking blocks to delineate spaces. It was also noted that the turning diagram for trucks shows that the truck going to the lowest bay runs off the driveway area. The proposed landscaping was found to be acceptable by the Planning Commission. The applicant's engineer has indicated that the review letter comments can be complied with except for the requested stormwater waivers related to swale freeboard, side slopes and grade and basin side slopes.

With no further discussion a motion was made by Bob Witters recommending that the Board of Supervisors grant the waiver requests outlined in the October 23, 2019 letter from Della Penna Engineering, and seconded by Troy Stacey. All in favor, motion passed.

Subsequently, a motion was made by Troy Stacey, seconded by Bob Witters to recommend that the Board of Supervisors grant conditional final plan approval conditioned on:

- Complying with the Technicon review letter dated October 18, 2019
- Providing parking blocks to delineate spaces if the parking area / drive is to be gravel; ADA spaces and first 30' of driveway to be paved.
- Modifying driveway radii at parking area to accommodate truck turning movements.

All in favor, motion carried.

**Zoning Hearing Board/Conditional Use Applications** - None

**Pending Ordinances** - None

**Other Business**

Ephraim Stoltzfus Planning Module – 339 Grandview Road – A motion was made by Melissa Needles and seconded by Terry Schmidt to authorize the PC Chair to sign Component 4A of the Planning Module.

Park & Recreation Plan – Susan Lacy updated the PC that an initial draft of the plan was received but found to be inadequate. A meeting is scheduled with the consultant to further guide/direct the process.

**Correspondence of Interest** - None

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

- November 6 – Board of Supervisors Workshop, 7:00 pm
- November 13- Board of Supervisors Regular Meeting, 7:00 pm
- November 14 – Trail Study Committee Regular Meeting, 7:00 pm
- November 14 – Planning Commission Regular Meeting, 7:00 pm
- No Park & Rec Meeting

**Adjournment**

With no further business, a motion to adjourn was made at 7:35 by Troy Stacey, seconded by Melissa Needles. All in favor, motion approved.

Respectfully Submitted,

Jennifer L. Van Dyke, P.E.  
Township Engineer