

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
January 27, 2022
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, January 27, 2022, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairman. Commissioners present were Susan Lacy, Melissa Needles, Erinne Hammell and Troy Stacey. Township Engineer Jen Van Dyke was also present.

Absent: Levi Kauffman, Terry Schmidt*

*It was noted that the Township has heard that Terry Schmidt passed away in December. His service to the Planning Commission was acknowledged and it was asked that condolences to his family be sent when a Township representative can reach out to his wife.

Guests: Kevin Witmier (Impact Engineering), Norman Beiler, Samuel Stoltzfus, Supervisor Laura Burdy and one other person.

Reorganization:

Jennifer Van Dyke, Township Engineer, advised the PC that they needed to reorganize for 2022 and appoint members to the positions of Chairperson, Vice-Chair and Secretary.

- A motion was made by Erinne Hammell, seconded by Melissa Needles, to appoint Gary McEwen as chairperson. All in favor, motion carried.
- A motion was made by Troy Stacey, seconded by Erinne Hammell, to appoint Melissa Needles as vice-chair. All in favor, motion carried.
- A motion was made by Troy Stacey, seconded by Gary McEwen, to appoint Erinne Hammell as secretary with the Township Engineer doing the meeting minutes. All in favor, motion carried.

Minutes:

Upon review of the October 28, 2021, Planning Commission meeting minutes, no changes were necessary. With no further comments, a motion to approve the minutes was made by Troy Stacey, seconded by Melissa Needles. All in favor, none opposed, the motion carried.

Subdivision/Land Development Applications:

2021-14: Levi Riehl Subdivision, 496 Mount Pleasant Road (Tax Parcel Number 22-9-16)

- Plan last revised January 4, 2022; Review letter dated January 20, 2022

- Design engineer Kevin Witmier of Impact Engineering provided an introduction to the plan. The intention is to subdivide a 17 acre lot off an existing 66.4 acre tract at 496 Mount Pleasant Road. The new lot will contain a single-family dwelling, agricultural buildings, driveway and stormwater improvements and take access from Rock Road. Jennifer Van Dyke discussed the review letter comments indicating that the development complies with all zoning and stormwater requirements and as a minor subdivision plan requires PC input on landscaping. After discussing adjacent uses and distances between existing and proposed dwellings, the PC indicated that no landscaping would be required. The applicant's engineer indicated they would comply with the other review letter comments including adding a few plan notes, providing

financial security for requirement improvements and executing required agreements. Outside agency approvals for NPDES permit / E&S approval and sewage planning are in process.

With no further discussion, a recommendation that the BOS grant of conditional final plan approval of the minor subdivision plan contingent upon compliance with the Township Engineer's review letter dated January 20, 2022 was made by Troy Stacey, seconded by Melissa Needles. All in favor, motion passed.

Zoning Hearing Board/Conditional Use Applications:

ZHB #2022-1: variance application of John S. Kauffman, 208 Suplee Road (TPN 22-7-54)
- Application dated December 16, 2021

The Township Engineer indicated that this property was recently the subject of a subdivision plan to create a separate lot around the house to separate it from the agricultural parcel. The applicant wants to construct a horse barn within the floodplain area which encompasses nearly the entire residential property. The Township Floodplain Ordinance prohibits construction of new buildings within floodplain areas and furthermore specifically prohibits shelters for animals which do not allow animals to escape on their own during flooding. No one was present to represent the application. PC inquired about the 14' x 30' shed reference on the ZH application and the 30' x 40' horse barn shown on the accompanying exhibit. Jen Van Dyke indicated that the original permit application that was denied due to floodplain showed a 14' x 30' building. The larger structure would require stormwater management to be addressed prior to permit issuance if the variance was granted. The Planning Commission discussed whether this area typically floods (it is Flood zone A) and members indicated that they were not aware of significant flooding in this area / near the house. With no further discussion, Troy Stacey made a motion, seconded by Susan Lacy, to support the variance request noting that the proposed building size should be clarified at the hearing. All in favor, motion carried.

ZHB #2022-2: variance application of Norman Beiler, 1220 Morgantown Road (22-1-11)
- Application dated January 18, 2022

The landowner and his contractor were present to discuss the variance application. Jen Van Dyke indicated that the landowner submitted permit applications for a hoop like structure to utilize for a sawmill business and a rural occupation application. By ordinance, new principal rural occupation buildings must be to the side/rear of the principal dwelling and a minimum 100' from the property line. The new building is proposed to be in front of the house but meets the required setbacks and the existing house / proposed building are set deep into the woods per the provided aerial drawing. The proposed building location is due to access (existing loop driveway) and the 100' setback may not be feasible with existing house location. Neighbor concerns over noise were discussed it was noted that the closest houses were ~350' + away. Jen Van Dyke clarified that the rural occupation itself is permitted by right, the variance is for the building to be in front of the existing dwelling. Compliance with ordinance requirements for location would likely cause access issues and put the building closer to existing dwelling on adjoining properties. The owner noted there will be no retail sales and the sawmill is portable and the structure is greenhouse like in nature.

With no further discussion, Troy Stacey made a motion, seconded by Melissa Needles to support the variance application. All in favor, motion carried.

Other Business:

Norman Beiler Rural Occupation (22-1-11) – request waiver of Land Development

Jen Van Dyke noted that new rural occupations typically require land development approval. For the proposed sawmill operation, the applicant has indicated that he will request a land development waiver from the Board of Supervisors given the limited scale of the rural occupation. There will only be one employee, as noted in the variance discussion, access to the property is already established and ensuring the first 30' of the driveway is paved would be a condition of the Rural Occupation permit issuance. The applicant will comply with the stormwater management requirements (and has submitted an application) and the only proposed improvement is the hoop building itself. The Planning Commission indicated that the major concerns of driveway paving and stormwater can be addressed through the permitting process and items such as landscaping, parking, access, loading etc aren't applicable based upon the proposed rural occupation scale / existing site conditions. With no further discussion, Melissa Needles made a motion, seconded by Erinne Hammell, to recommend that the BOS grant the land development waiver for the proposed Rural Occupation for Norman Beiler.

Correspondence of Interest: None

Upcoming Meetings - All dates subject to change

- February 2 – Board of Supervisors Workshop (7:00 pm)
- February 9 – Board of Supervisors Regular Meeting (7:00 pm)
- November 11 – Planning Commission (7:00 pm)
- February 17 – Trail Study Committee / Recreation & Parks Board (7:00 pm)
- February 21 – Zoning Hearings 2021-12, 2022-01, 2022-02
- February 24 – Planning Commission Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn was made at 7:44 PM by Troy Stacey, seconded by Melissa Needles. All in favor, motion carried.

Respectfully Submitted,

Jen Van Dyke
Township Engineer

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
March 3, 2022
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 3, 2022, at the Honey Brook Township Building. **The meeting was rescheduled from February 24, 2022 due to a lack of quorum.** The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairman. Commissioners present were Susan Lacy, Melissa Needles, Levi Kauffman and Troy Stacey (had to leave meeting early). Township Engineer Jen Van Dyke was also present.

Absent: Erinne Hammell

Guests: Manager Warren Obenski, Dan McKenna of DL Howell, Erin Witt & Jeff of DR Horton, and Michael Malloy, Attorney for Special Exception application.

Minutes:

Upon review of the January 27, 2022, Planning Commission meeting minutes, no changes were necessary. With no further comments, a motion to approve the minutes was made by Levi Kauffman, seconded by Troy Stacey. All in favor, none opposed, the motion carried.

Subdivision/Land Development Applications:

None

Zoning Hearing Board/Conditional Use Applications:

ZHB #2022-3: Special Exception & Variance application of DR Horton Inc for 2207 Horseshoe Pike & 2351 Chestnut Tree Road (TPN 22-8-53 & 22-8-68.5)

- Application dated February 9, 2022
- Technicon Review letter dated February 17, 2022

Jennifer Van Dyke, Township Engineer made note that the original application and plan submitted depicted single family dwellings requesting variances for lot size and lot width and then townhomes which require a special exception use approval since they are considered multi-family housing. Per a discussion with the applicant's engineer that afternoon, there has been some changes to the plans and proposed development that the engineer will discuss which will eliminate the two variances requests. Therefore the PC will ultimately be asked to take a position on the special exception application to allow townhouses on a portion of the properties.

The applicant's team consisting of their design engineer, the builder and attorney, who proceeded to discuss the proposed plan and development. The single-family dwellings shown on the plan submitted with the ZHB application are being changed to twins which are a use permitted by right and area/bulk regulations are proposed to be met thus eliminating the need for additional zoning relief. Road network would stay as proposed and the applicant would request that the streets be dedicated. The two existing lots will be consolidated and the singular tract will be used for calculation of open space, density, etc. Based upon revised environmental

studies (such as wetland delineations), the layout of the proposed townhouses has shifted as depicted on the revised plan presented. The PC commented on the need for overflow parking (2.25 spaces/unit are required and garage space does not count), prohibition of on-street parking and the number of units in a townhome "block". DR Horton indicated that they emphasize landscaping in their developments and that an HOA(s) will take care of open space, common townhome areas, any private streets, etc. Dan McKenna indicated open space 12 on the plan (~9.62 acres) could be dedicated to the Township for use for a Township park with amenities, possibility for additional land, and trails to be discussed/addressed through the LD process. The Planning Commission discussed whether a more detailed plan was necessary to take a position on the application. The applicant noted that they understand that they need to ultimately show a zoning compliant plan in terms of setbacks, density, parking, open space, etc., and comply with landscaping and recreational requirements in the Ordinance. The applicant's attorney noted that the special exception request is just to allow a Townhouse use on the subject property and all Zoning Ordinance requirements will still need to be met through the land development process.

A motion was made by Melissa Needles, seconded by Levi Kauffman, to take a position of Support for the Special Exception application to allow a townhouse use on the property provided that all zoning requirements for setbacks/density/parking etc are met, common overflow parking areas are provided and no more than 5 townhomes are connected. Motion passed by 3-1 vote (Lacy nay).

Other Business:

Umble Park: Manager Warren Obenski advised the PC that he would like representatives from the relevant Township commissions / boards and supervisors to walk Umble Park with the landscape architect to determine whether the multi-phase plan for park improvements is ultimately the best use of Township funds or if certain improvements/upgrades can be made at this park and then money directed at creating parks in other areas of the Township.

Correspondence of Interest: None

Upcoming Meetings - All dates subject to change

- March 2 – Board of Supervisors Workshop (7:00 pm)
- March 9 – Board of Supervisors Regular Meeting (7:00 pm)
- March 14 – Zoning Hearings 2022-3 (DR Horton)
- March 17– Trail Study Committee / Recreation & Parks Board (7:00 pm)
- March 24 – Planning Commission Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn was made at 8:30 by Levi Kauffman, seconded by Melissa Needles. All in favor, motion carried.

Respectfully Submitted,

Jen Van Dyke
Township Engineer

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
March 24, 2022
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, March 24, 2022, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairman. Commissioners present were Susan Lacy, Melissa Needles, Levi Kauffman, Troy Stacey, Erinne Hammell and Levi Stoltzfus. Township Engineer Jen Van Dyke was also present.

Absent: None

Guests: Bill Witman, Engineer for Special Exception application.

Minutes:

Upon review of the March 3, 2022, Planning Commission meeting minutes, no changes were necessary. With no further comments, a motion to approve the minutes was made by Levi Kauffman, seconded by Troy Stacey. All in favor, none opposed, the motion carried.

Subdivision/Land Development Applications:

#2022-2, Tri-County Investments Land Development, 2120 Twin County Rd (TPN 22-4-63.1)

- Application dated 3/3/22 & Plan dated 2/23/22
- Engineer review letter dated 3/23/22

Jen Van Dyke noted that the applicant requested to be pulled off of the agenda in order to address Engineer review letter comments. They will resubmit for a future meeting. The intention of this development is to do an addition to an existing building and as part of this development the Township will work to get impervious coverage, stormwater management, parking, etc into compliance.

Zoning Hearing Board/Conditional Use Applications:

ZHB #2022-4: Variance Application 581/582 Icedale Road for Reuben Stoltzfus – Lot Area

Jen Van Dyke noted that this application was being returned to the applicant as incomplete. The application utilizes the same subdivision plan that was submitted and reviewed by the Township Engineer in February. She noted that the County has assigned separate TPNs for the land on either side of Icedale Road which creates confusion whereas this land is considered a singular tract based upon the deed description. The submitted plan does not adequately show the existing lot configuration and the proposed configuration or describe the relief being sought. Ultimately they need a variance for gross and net lot area for the proposed lot on the north side of Icedale and may also need a variance for impervious coverage. A few PC members noted that the land to the north of Icedale Road was “pending” as a sale and asked that this information be passed on to the Township Solicitor.

ZHB #2022-5: Variance Application property adjacent to 310 Township Road for Raymond & Maryann Dymond (TPN 22-2-9)

The applicant’s engineer, Bill Witman, was present to discuss the variance application. The

applicants are requesting a variance from the 5 acre gross lot area requirement in order to subdivide an existing 7+/- acre property into two 3.5 +/- acre lots. They meet the net lot area and bulk requirements. They previously tried to do a conditional use for a conservation subdivision but due to the only suitable septic locations, they couldn't meet the open space width and certain area/density requirements. Jen Van Dyke noted that if the variance is granted then they would proceed through the regular subdivision plan process. The PC asked whether the applicant could annex land off their existing developed parcel to get 10 gross acres but due to the location of the existing dwelling on the adjoining lot, this is not an option according to Bill Witman. With no further discussion, Troy Stacey made a motion, seconded by Levi Kauffman, to take a position of support for this variance application. All in favor, motion passed.

Other Business:

None

Correspondence of Interest: None

Upcoming Meetings - All dates subject to change

- March 28 – continuation of ZHB 2022-3 (7:30 pm) – DR Horton
- April 6 – Board of Supervisors Workshop Meeting (7:00 pm)
- April 11 – ZHB decision to be rendered for ZH 2022-2 (Beiler)
- April 13 – Board of Supervisors Regular Meeting (7:00 pm)
- April TBD – Zoning Hearings 2022-5
- April 19 – Land Preservation Committee (7:00 pm)
- April 21– Trail Study Committee / Recreation & Parks Board (7:00 pm)
- April 28 – Planning Commission Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn was made at 7:40 by Erinne Hammell, seconded by Melissa Needles. All in favor, motion carried.

Respectfully Submitted,

Jen Van Dyke
Township Engineer

**Honey Brook Township
Planning Commission Agenda
Regular Meeting Approved Minutes
April 28, 2022
7:00 p.m.**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, April 28, 2022, at the Honey Brook Township Building. The meeting was called to order at 7:00 p.m. by Gary McEwen, Chairman. Commissioners present were Susan Lacy, Melissa Needles, Levi Kauffman, Troy Stacey, Erinne Hammell and Levi Stoltzfus. Township Engineer Jen Van Dyke was also present.

Absent: None

Guests: Plan representatives, 2 representatives of midget speedway, resident Karen Custer-Force

Minutes:

Upon review of the March 24, 2022, Planning Commission meeting minutes, no changes were necessary. With no further comments, a motion to approve the minutes was made by Troy Stacey, seconded by Levi Stoltzfus. All in favor, none opposed, the motion carried.

Subdivision/Land Development Applications:

#2022-4, Arters Lot Add-On Plan, 411 Brandamore Rd (TPN 22-11-49.4)

- Application dated 4/8/22 & Plan dated 3/8/22
- Engineer review letter dated 4/25/22

Mike France and the Arters were present. Jen Van Dyke explained the intention of the plan was to annex appx 4 acres from the larger parent tract (351 Brandamore) to an existing 1.1 acre lot (411 Brandamore) in order to have all existing buildings, except 1, on 411 Brandamore. The plan does not clearly show the specific land being annexed (ie Annexation Parcel A) to Township Ordinance standards. While it appears the resultant lots will comply with the Zoning Ordinance, additional information on existing uses of buildings, net lot areas, septic system locations, etc., must be shown to determine compliance. Mike France indicated that the applicant would comply with all provisions of the letter and asked whether a conditional plan recommendation could be made. The Planning Commission indicated that the plan must clearly show the proposed actions and zoning compliance before a recommendation was made. The applicant should revise the plans and resubmit for further review / consideration of approvals. No formal action taken by PC.

#2022-3, Keystone Court MHP Expansion, 2140 Horseshoe Pike (TPN 22-8-85.1B)

- Application dated 3/23/22 & Plan dated 3/22/22
- Engineer review letter dated 4/28/22

Nelson Flores of JMR Engineering was present to represent the plan. Jen Van Dyke described scope of project which includes 36 new manufactured home lots in addition to the existing 47 lots. The plan presented is similar in layout to that submitted for their Zoning Variance application in which relief was granted for the front yard setback for approximately 10 units. It was noted that the intention of the discussion tonight was to focus on certain project aspects requiring PC input so that the plans could be revised with those considerations in mind.

In terms of Ordinance compliance, the following was discussed:

1. Area/Bulk Regulations: Lots are sized for single-wide units. Since they are not fee-simple lots, a deed restriction is not necessary. Notes will be on the plans that only single-wides (and a maximum unit size) are permitted. All setbacks, unit separation, impervious coverage, density, etc are met except the front yard setback relief granted.
2. Open Space Area: The applicant indicates that the required open space / recreational area requirements are met though a more detailed calculation is required. In terms of the trail, the PC indicated that a durable, hard surface trail (not wood chips) should be provided with additional connections to the interior of the development / tot lot along the proposed maintenance building, between lots 36/71 and connect to the pump station driveway. Consideration should be given to ability for strollers/wheelchairs to use the trail and emergency access.
3. Trail / Sidewalks / Bus Stops: Internal sidewalks are not provided but the trail goes fully around the development. Bus stop locations / pedestrian & vehicular traffic to the bus stop was discussed. Bus currently stops on 322 and there is a small "bus stop" area at the "exit" of the development. Consideration should be given to connecting the trail / access to the adjacent Valley View development where the bus pulls off into a "parking lot area" for students to safely load/unload and a joint bus stop there. SALDO recommends sheltered bus stops (Section 22-712).
4. Recreational Facilities: The SALDO would require, for multifamily developments of 31-60 units, 2 tot lots, a tennis court and a ½ basketball court. The PC provided input that in addition to the proposed tot lot and trail, a multi-purpose field (with fence if along 322) and a ½ basketball court should be provided. In addition, tot lot details (ie specific features like picnic tables etc) should be specified on the plans for PC input/consideration.
5. Parking: Although the "overflow" parking meets ordinance requirements, additional overflow parking is strongly recommended since parking is not permitted on the streets.
6. Lighting: Street lighting should be provided at all intersections and at intermediate locations between intersections such that the development streets are adequately lit. A lighting plan should be prepared for further PC input. Consideration should be given to recreational facility lighting.
7. Community Building: A Community building is required by the Zoning Ordinance with features to be determined by the PC/BOS. This variance was originally requested but then struck from the application. No community building is shown. The applicant needs to comply with this requirement or seek a variance. If not seeking a variance, options should be presented to the PC for consideration.
8. Water / Sewer: The property will be served by public water / sewer subject to approvals by NCCMA and Aqua PA. Fire hydrants are required in MHP developments and minimum pressures as set by Ordinance. NCCMA will own the sewer pump station and DEP approvals will be required.
9. Development Entrances: Although no changes are proposed, the driveway entrances must be reviewed/approved by PennDOT due to the increased intensity of use. It is unknown if the driveways were previously permitted by PennDOT when first installed.
10. Landscaping: Applicant should revise landscaping plan to comply with ordinance requirements (required planting calculation is not correct) and then the PC can provide comments on landscaping provided.
11. Trash Collection: No common trash facilities are shown as required by Section 22-716 of the SALDO. PC recalled discussion of individual unit trash collection during sketch plan / variance application discussions. Means of trash collection should be proposed on the plans for discussion with PC.

12. Stormwater: Stormwater was not discussed in detail and Jen Van Dyke advised the application to have a discussion about general stormwater concept with her office prior to revising the plans to ensure all review comments are understood.
13. Potential Waivers: Potential design related waivers were discussed and PC indicated general support with the requests though no formal action was taken since there was no formal waiver request letter submitted.
 - a. Section 22-607.1/704.1.B to allow a 30' ROW (in lieu of 50') since these are private streets.
 - b. Section 22-609.1 & 5 to allow a street grade of less than 1% provided adequate drainage is provided and allow a grade over 4% at certain intersections.
 - c. Section 22-615.1.H to allow on-lot parking spaces (driveway) to be within 40' of a street intersection.
 - d. Section 22-618.1 & 705.5 to not require internal sidewalks provided the proposed trail is made of a durable, hard surface.
 - e. Section 22-619 to not require proposed streets to be curbed and PennDOT to determine need for curbing along Rt 322.

No formal action was taken on this plan.

Zoning Hearing Board/Conditional Use Applications:

None

Other Business:

Umble Park – Melissa Needles indicated that she attended the meeting at Umble Park along with 2 Parks & Rec Board members, one supervisor, the Township manager and the project landscape architect to review the existing facilities and proposed improvements as part of the decision process on whether to move forward with the proposed 3-phase park improvement project. The PC indicated that their feelings remain the same as prior discussions that elimination of parking is not a good idea and the park is mostly used by Borough residences. They indicated that consideration should be given to pickleball courts in lieu of tennis courts elimination of the facilities across the stream that are often the subject of vandalism.

Midget Racetrack – The existing racetrack is on property proposed to be developed by DR Horton and there was recently discussions that the applicant would be willing to give the race track area to the Township as part of open space requirements. There was discussion with the PC and two racetrack representatives on track operations, needs, etc. There was general discussion over ownership of the track land, impacts of noise/lighting, need for parking lot or other improvements, etc. Overall, the PC expressed an interest in the Township allowing the existing race track use to continue with improvements to ensure there won't be noise/lighting impacts on existing or future homes around the track. No formal action was taken.

Correspondence of Interest: None

Upcoming Meetings - All dates subject to change

- May 4 – Board of Supervisors Workshop Meeting (7:00 pm)
- May 11 – Board of Supervisors Regular Meeting (7:00 pm)
- May 16– Zoning Hearing: Continuation of 2021-12 (Vision Solar) & Hearing for 2022-5 (Dymond)
- May 19– Trail Study Committee / Recreation & Parks Board (7:00 pm)
- May 26 – Planning Commission Meeting (7:00 pm)

Adjournment

With no further business, a motion to adjourn was made at 8:56 by Melissa Needles, seconded by Levi Kauffman. All in favor, motion carried.

Respectfully Submitted,

Jen Van Dyke
Township Engineer