

Honey Brook Land Preservation Committee Approved Minutes Tuesday January 19, 2021 7:00 PM

Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), Sue Lacy (Member), Mike Zook (Member)

Additional Attendees: none

1. Review and approve September 15, 2020 Meeting Minutes – DRAFT

Motion to Approve: S. Lacy

Second: C. Jones

In favor: All

2. Re-Organization

- A. Vote on Chairman / Secretary of the Committee

Nominated: Shane Hadden

Motion to Approve: C. Jones

Second: S. Lacy

In favor: All

- B. Vote on Vice Chairman / Vice Secretary of the Committee

Nominated: Chip Jones

Motion to Approve: M. Zook

Second: S. Lacy

In favor: All

3. Recent applications, approvals, and closings

No information available

4. Old business:

N/A

5. New Business

If no new business is presented for March and subsequent meetings, they will be cancelled.

6. 2021 LPC meeting schedule:

Tuesday March 16, 2021 starting at 7:00PM

Tuesday May 11, 2021 starting at 7:00PM (moved to 2nd week due to PA primary election)

Tuesday July 20, 2021 starting at 7:00PM

Tuesday September 21, 2021 starting at 7:00PM

Tuesday November 16, 2021 starting at 7:00PM

Tuesday January 18, 2022 starting at 8:00AM

7. Adjournment

Motion: S. Lacy

Second: C. Jones

In favor: All

Honey Brook Land Preservation Committee Approved Minutes Tuesday July 20, 2021 7:00 PM

Attendees: Chip Jones , Shane Hadden, Susan Lacy (Member)

Additional Attendees: John Goodall (Brandywine Conservancy)

1. Review and approve January 19, 2021 Meeting Minutes – DRAFT

Minutes were not available

2. Financial Review – current financial data was not available

Per acre cost for creating easements is still in the range of \$5,000-\$6,000/ac

3. Recent applications, approvals, and closings


There are 348.22 acres in the pipeline that could close this year

4. Umble Park renovations

There is interest in using additional Land Preservation funds for renovations of Umble park. The Committee would like to respectfully raise several concerns to the Supervisors:

- There may be legal concern with using more money than has already been allocated for this purpose. This must be reviewed by the township solicitor to clarify whether the LPC funds can be used for recreation matters beyond land acquisition.
- It is the charge of the Land Preservation Committee to advise the Supervisors on the stewardship of the Land Preservation Fund, and they should have a role in the review of any allocation.
- The Land Preservation Fund was created by a referendum that authorized an additional tax specifically for the purpose of Land Preservation in the township, with the goal of limiting development and the knock-on benefits including reduced traffic and school taxes. It has thus far been used prudently and successfully to that end.
- The original plan for the park involved an \$800,000 renovation but has now reportedly grown to \$5,000,000. An excerpt from a past Township Manager's report:

Township Administrative Building.



Following the meeting the Plan will be revised and then cost estimates prepared. The final master plan will be used to submit a funding application in April to the PA Department of Conservation and Natural Resources for a matching grant for a project of up to \$800,000 in improvements. Such a project will require that the Township certify that it has the \$400,000 match reserved in the event that the grant is awarded.

5. New Business

Post-Covid outreach is kicking off. Chester County is sending letters to all potential farm applicants.

There are approximately 528 new homes approved or proposed for construction in the township
Approved:

- 150 additional trailer sites are at Brandywine Terrace and Keystone on Rt 322
- 142 homes at Chestnut Ridge, Chestnut Tree & Grieson Roads
- 37 home sites on northside of 322 at the intersection with Cambridge Road

Proposed:

- 24 townhouses at Old Maple Inn
- 175 single houses proposed on northside 322 at the raceway stretching over to Cupola Road

6. Future LPC meeting schedule:

Tuesday September 21, 2021 starting at 7:00 PM

Tuesday November 16, 2021 starting at 7:00 PM

Tuesday January 18, 2022 starting at 8:00AM *Triumphant return of Farmers Breakfast!

7. Adjournment

Motion: C Jones

Second: S Lacy

In favor: All

Honey Brook Land Preservation Committee Approved Minutes Tuesday September 21, 2021 7:00 PM

Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), Susan Lacy (Member)

Additional Attendees:

1. Review and approve July 20, 2021 Meeting Minutes

Motion to Approve: Susan Lacy

Second: Chip Jones

In favor: All

Review and approve January 19, 2021 Meeting Minutes

Motion to Approve: Chip Jones

Second: Susan Lacy

In favor: All

2. Financial Review

The committee reviewed the financial data provided by the township accountant

3. Recent applications, approvals, and closings

Representatives from the Brandywine Conservancy and Chester County were unable to attend

4. Umble Park renovations

No news

5. New Business

We will need to confirm if members whose terms are expiring wish to stay on the committee

6. Future LPC meeting schedule:

Tuesday November 16, 2021 starting at 7:00PM

Tuesday January 18, 2022 starting at 8:00AM *Triumphant return of Farmers Breakfast!

7. Adjournment

Motion: Chip Jones

Second: Susan Lacy

In favor: All

Honey Brook Land Preservation Committee Approved Minutes Tuesday November 16, 2021 7:00 PM

Committee Attendees: Chip Jones, Shane Hadden, John R Stoltzfus

Additional Attendees: John Goodall (Brandywine Conservancy), John McHugh (Supervisor), Laura Burdy (Supervisor Elect)

1. Review and approve September 21, 2021 Meeting Minutes – DRAFT

Motion to Approve: Chip Jones

Second: John R Stoltzfus

In favor: All

2. Financial Review

We noted that the current financial summary sheet shows only actual figures, and no longer includes projections

The countywide average cost per acre for easement purchase is \$5,000. For budgetary purposes, we will estimate easement purchase costs not to exceed at \$6000/ac

3. Recent applications, approvals, and closings

Not at this time

4. Umble Park renovations

The limit for contributions to this from the Land Preservation Fund may be only 25-30% of annual fund income. This must be reviewed by the Township Solicitor to insure compliance with state laws.

5. Farmers Breakfast Planning Discussion

There are concerns about Covid protocols and crowd density. In the event that the township building is too small for the event, John R offered the use of his larger space (Thank you John!)

The presentation topic will be the status of the Land Preservation Program, Geoff Shellington and John Goodall will present about what has been done (and is still to come)

Addendum: The 2022 breakfast has been cancelled due to the rapid spread of the latest Covid-19 variant.

6. New Business

Do we want to make Zoom available as a matter of standard procedure?

7. 2022 Meeting schedule: Should we switch to quarterly meetings?

Proposal:

January 18, 2022, at 8 am

April 19, 2022, at 7 pm

July 19, 2022, at 7 pm

October 18, 2022, at 7 pm

New approved schedule:

January 18, 2022, at 7 pm (*updated after Farmers Breakfast cancellation*)

April 19, 2022, at 7 pm

August 16, 2022, at 7 pm

October 18, 2022, at 7 pm

Motion to Approve: John R Stoltzfus

Second: Chip Jones

In favor: All

8. Adjournment

Motion: Chip Jones

Second: John R Stoltzfus

In favor: All