

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #6

March 4th, 2026, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/89611276722?pwd=qa8JzHTWUCkFCQoUCVkJZGwMouGaA8i.1>

Passcode: 746533

6:30-6:35pm Welcome and Call to Order
Gary McEwen, Task Force Chair

Meeting Overview
Sarah Sharp, Brandywine Conservancy

6:35-6:40pm Public Comment (see Township guidelines for public comment)
** When called, provide your name and address for the record. After this, you have three (3) minutes to share your comments regarding any matter related to the Comprehensive Plan Update. There will be additional opportunity for public comment at the end of the meeting.*

No public comments this evening.

6:40-7:10pm Resilience Preparedness: Discussion and Input; Issues and Opportunities
Sarah Sharp, Brandywine Conservancy

SS ran through survey responses as they relate to this topic and well as TF pre-meeting questions.

Dawn Hill – We're good, strong township and borough with strong fire and rescue and a good community willing to assist where needed

SS discussed Community Resiliency profile for Township and Borough

No questions or comments from TF on Community Resiliency Profile.

7:10-7:40pm Resilience Preparedness: Recommendation
Sarah Sharp, Brandywine Conservancy

Gary – Go through recommendations 1 by 1

Erin – take out the vagueness and condense, not a lot of action; too vague

Steve – If it's a strategy there should be an action to it

Dawn – Not in favor of replacing municipal gas powered vehicles – they don't work as well, nothing with public works; not a fan of electric everything

SS – should certain equipment be targeted for #4; like leaf blowers

Matt Halvorn – No.

Dawn – We are not interested in this at all.

Susan – electric doesn't work as well as gas, it just doesn't.

Steve – we need to remember this is a ten-year plan and equipment can progress significantly, like solar panels. We can encourage at the time of replacement.

Matt – OSHA has standards for some things that must be electric.

Greg – there should be an evaluation competent to this.

SS – shift to “evaluate when an item needs to be replaced”

Dawn – it could be ok as an option. None of this should force us or mandate this.

Matt Hal – Our sewer company is in talks with a solar company about renting land to them.

Susan – role all municipal buildings into one strategy

Greg – does an audit count if you don't follow through; if you don't take action what is the audit for

Dawn – no reason not to evaluate; no reason not to leave items as separate items

Melissa – need to make the goal broader, not all strategies fit, especially goal 1

Decisions: Combine 2 & 3 under goal 1, Combine 4&5 under goal 1

Greg – does commercial codes handle #6?; 2021 Construction Code

SS – PA building code is lighter on energy efficiency standards; you can rely on building code or you can add and enhance certain standards

Greg – shouldn't that be something that Supervisors/Manager have something to follow

Erin - leave it to what the codes are; this doesn't establish it either

Decision: Remove Goal 1, #6

Greg – dark sky makes sense, but where do they go

Matt – Our lights come on and stay on

SS – maybe we can separate for Township; would need to establish guidelines in light ordinance

Matt – 12, does anyone in the county have wind?

Steve – could that be a wind driven well-pump for a well

Dawn - windmills for the Amish

#8 – Tabled

Dawn – makes it harder and more expensive

SS – couple of examples of communities in ChesCo, could be a certain level of electrical in the garage so a resident could convert/hook up; gives greater flexibility for a resident to retrofit a house

Greg – consideration for wire loads from infrastructure capacity; can be handled in a new community

Steve – it fits the goal and is encouraging

Susan – wants to leave it

Matt – more the township

Steve – keep it in for the discussion

Greg – concern for electric vehicles parked in garages

Steve – most new developments might have this as a selling point in the next ten years

Sal – looks good in the plan

#9 – OK

10 – OK

11 – remove

12 – Retain

Township has solar program process, not specifically an ordinance

Greg – why regulate geothermal; handle the same was solar

Warren – we have a process for geothermal and wind, they fall under alternative energy – plan reviews and inspections

#2 – Annual review of all municipal storm systems

Greg - Annually evaluate flood concern stormwater systems

Township reviews all stormwater systems

Matt -working to get a grant to work on stormwater

#3 – combine with 2; list and prioritize instead of map

#4 – retain: Explore and partner

#5 - Edits

Melissa – feel like ordinance already addresses this

Susan – where does the SLDO talk about green infrastructure

Beth note – doesn't look like Green infrastructure is in SLDO

6 – Evaluate and educate about relevant information
Erin – is this part of the Emergency Management response
Dawn – always assumed schools would be available

7:40-7:50pm Questions/Concerns/ Outstanding Items
Sarah Sharp, Brandywine Conservancy

Survey Update – some more responses; split between

7:50-8:00pm Public Comment (see Township guidelines for public comment)
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Public – if we get rid of dark sky, if a data center comes in, they cause a lot of light pollution; developments over the next ten years will be looking into EV; likes looking at the stars, that's why she moved here

Next Meetings – June 3rd @ 6:30- Task Force Meeting #7 – Review of Recommendations and Implementation Matrix

Next Steps

- **August 5th – Task Force Meeting #8 - Draft Plan Review (Draft will be sent to Task Force for review beginning of July (about 1 month to review prior to meeting))**
- **September 2nd – Task Force Meeting #9 – Final Plan review (need to find an alternative date)**
- **October 7th – Optional meeting if needed for final review. - (need to find an alternative date)**
- **Public Meeting Hosted by the Planning Commissions (October or November)**
- **45 day public review period**
- **Public Hearing and Adoption by BOS and Council (December – January)**