

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #8

August 5th, 2026, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/81439874961?pwd=lbXy4D7PmWcUpSVeTvsIIlXWc7pqMkp.1>

Passcode: 487800

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.*

The public present will make comments during the second public comment period.

6:40-7:40pm Implementation Matrix Continued Task Force Comments/ Edits
Sarah Sharp, Brandywine Conservancy

General section – no comments.

Natural Resources

- Recommendation 2 (Wetlands): Discussion regarding wetland buffers versus wetland margins. Verify existing Township and Borough ordinance requirements and revise recommendation to align with current ordinances rather than establishing a new 50-foot buffer. Move common open space language into the recommendation.
- Recommendation 3 (GSI): Note that the Chester County Water Resources Authority developed the Act 167 model ordinance.
- Recommendation 4 (Landowner Stewardship): Revise language to emphasize partnerships and clarify that partner organizations provide resources while staff coordinates outreach.
- Recommendation 6 (Regional GSI Assessment): Remove reference to Western Chester County Council of Governments
- Recommendation 9 (Heritage Tree Inventory): Consider removing Borough-specific recommendation.

Open Space Preservation

- Recommendation 1: Remove borough parties and Township Planning commissions
- Combine Recommendation #4 & 5

Recreation

- Remove borough from Recommendation # 3 & 5

Guiding Growth / Housing

- Remove Council as responsible party from future land use Recommendation 2.
- Remove Borough reference from Housing Recommendation 4.
- Housing Recommendation 7 not applicable to the Borough.
- Recommendation 8- Continue to allow for a mix...
- Recommendation 10 – does this need to be stated to ensure fair share housing requirements are continually met?
- Include a recommendation to establish a definition of affordable housing and add Fair Share Housing definition to the glossary.
- Remove the borough from recommendation 14

Honey Brook Borough Revitalization

- Remove 2 and 3, 9-10 remove, 11 not feasible, 13- no
- 5 when grants are available, 25- contingent on grant funding
- 8?, 14?,

Heritage Preservation & Interpretation

- Focus recommendations on education, survey updates, and adaptive reuse rather than new historic regulations.
- Remove Recommendation 3 and 4
- Consider removing or significantly revising Recommendation 4 regarding National Register designation.
- Recommendation 5 should focus on adaptive reuse; Borough interested in pursuing.
- Remove 6 & 7
- Combine Recommendations 8 and 9 and refocus on educational outreach.
- Consider combining Recommendations 2 with 10 where feasible.

Community Trails

- Move Headwaters Green Corridor educational and interpretive signage concepts to the Natural Resources section.
- Remove Borough participation from Community Trail Recommendations 1-4 where appropriate.
- Remove Recommendation 4
- Revise streetscape recommendation to focus on continuing or expanding improvements along Route 322 as grant funding becomes available.

Transportation & Circulation

- Expand intersection improvement recommendation to include additional problematic intersections and pursuit of Green Light-Go and similar grant funding.
- Add language addressing Jake Brake concerns within the Borough and coordination with PennDOT.
- Remove Borough applicability from Recommendation 4; Borough indicated issue has already been addressed through intersection camera upgrades.
- Remove Borough applicability from Recommendation 6.
- Remove 7

Resiliency & Preparedness

- Remove 1
- Remove 2-4 for borough
- Remove 5
- Remove Recommendation 13.
- Combine Community Resiliency Recommendations 6 and 7 into a single recommendation.
- Recommendation 8 – Remove promote and change to Appropriately regulate...
- Discussion concluded in the Resiliency & Preparedness section.

7:40-7:50pm Questions/Concerns/ Outstanding Items

Sarah Sharp, Brandywine Conservancy

- Discuss next meeting date:
 - SS proposes skipping September and discussing the draft plan in October
 - October meeting: October 13
 - Draft end of August/early September

TF to get comments to SS prior to next meeting (early October)

7:50-8:00pm 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.*

- Public Commenter #1
 - Struble lake concern -- #3 coordinate with PA Fish and Boat to promote recreation opportunities
 - Response: Promote existing opportunities not to add new recreational opportunities
 - Previous plan language it was removed
 - Fish and Boat stakeholder conversation, they do not have any plans to change recreational uses
 - Perhaps add language to clarify
 - Desire to acquire township park in the eastern end of the township
 - As properties become available, maybe there is an opportunity for a park
 - New development wouldn't have a fee if they dedicate open space, etc.
 - That is correct.
 - If someone wants their home to be historically saved, why is that a problem?
 - Don't want to regulate
 - If someone wants it historic
 - Struble trail and hunting?
 - The trail feasibility would need to be determined, but it looks like the planned route only touches the Struble lake property
- Public Commenter #2

- Possible charge for builders upgrading roads, would this go to the sewer system?
 - Looking at the pumping station at Cupola road. It is more expensive than they have?
 - Why can't the infrastructure be updated prior to development and growth
 - The buildings along 322 in Brandywine will cause traffic issues here
 - We should be able to charge developers
- EV charging for new development -- big stink in West Chester
 - Removed from the plan

Next Meetings – October 13th @ 6:30- Task Force Meeting #9 - Draft Plan Review (Draft will be sent to Task Force for review beginning of September so Task Force has time to review and send any comments/ edits by early October)

Next Steps

- ~~— September TBD – Task Force Meeting #9 – Draft Plan review (need to find an alternative date) – Scheduling poll to determine the next meeting~~
- October TBD – Draft Plan review October 13th
- Final Plan review - (November or December)
- Public Meeting Hosted by the Planning Commissions (December or January)
- 45 day public review period
- Public Hearing and Adoption by BOS and Council (February- April)