

**Hilltown Township Planning Commission  
August 29, 2005 Special Worksession Meeting**

The Planning Commission met at 7:30 pm on August 29, 2005 at the Township Building. This special meeting was scheduled to review sections of the proposed amended zoning ordinance. Brooke Rush, Mike Beatrice, Bill Bradley, Denise Hermany and Chuck Kulesza were in attendance. Jack McIlhinney was out of town & Ken Beer was recovering from surgery.

Township residents present were Joe Marino, Barbara and Joe Salvadore, Paul Lapinski, Dan French, Bill Godek, and Sandy Williamson. Jerilyn Covert was there from the press. Lynn Bush from the BCPC arrived around 9:00 pm.

**Public Comment** – Paul Lapinski expressed his concerns about the proposed change in lot size from 50,000 sq ft. to 1.8 acres. His property adjoins a high density area (Dublin Boro) and believes that there should be a density transition between his property in the RR and the Dublin Boro.

Brooke Rush commented that the Supervisors would like some type of a recommendation at their September 12, 2005 worksession regarding three of the major items in the CMD (Conservation Management District): Public water vs. lot size, conservation design options and overall lot size in the CMD. The PC agreed to have these issues reviewed by that date.

Mike Beatrice would like to meet with the supervisors to know their opinions.

**Trade Uses** - There was much discussion regarding this ordinance. Mike Beatrice is opposed to this ordinance because he feels that allowing trade businesses in the CMD will be a springboard for more intense businesses and noted the continued expansion of allowable size and elimination of restrictions that continue to occur during the drafting stages. Other members of the PC did not agree.

The Planning Commission reviewed the Trade Use ordinance that was developed and completed last year, along with the proposed ordinance from the BCPC. Using our ordinance as a basis, the PC added/changed several items.

1. The minimum site shall be **3 acres** (changed from 5 acres).
2. ***impervious surface ratio was removed because it will be sited under the zoning districts. Lynn to verify***
3. **OK** - Barns and outbuildings may be used for trade businesses.
4. No more than **4 employees** (changed from 2 employees ) other than members of the immediate family ***currently residing at the residence*** may be employed.
  - a. Added - ***a maximum of 3 commercial vehicles shall be permitted per trade business. Commercial vehicles needs to be defined.***
5. All ***commercial/business*** vehicles and materials must be stored within a building. There shall be no outside storage of materials or equipment of any kind ***or refuse.***

6. **OK** No assembling, manufacturing, processing, wholesale or retail sales shall be conducted on the property.
7. A Class D buffer yard with plantings is required whenever any portion site used for a Trades Business is within 100 feet of a side or rear property boundary.  
**Trade Use Buffer needs to be added to the Buffer Ordinance with the possibility of a front yard buffer being added. Lynn to verify.**
8. **OK** No on street parking of any kind may be associated with this use.
9. In addition to the off-street parking spaces requirement in this Ordinance residential use, a trades business shall provide one (1) off-street designated parking space for each employee *with a maximum of (six) (6) off street parking spaces related to the trade business.*

**Cross reference Uses with back chart in the Amended Zoning Ordinances. Trade business is an additional use opportunity for barns. Lynn to verify.**

**Barn Ordinance – add definition.**

The following definition was proposed “a detached structure of significant size whose previous or current use primarily involves agricultural use or the storage of a product. There was a long discussion regarding the definition of a barn. Mike Beatrice believes that “storage of a product” should be removed. Brooke Rush believes that some barns (Blooming Glen) were constructed for product storage and still retain the architectural integrity of a barn and that the phrase should remain in the definition. In order to continue the review process, Brooke conceded to remove the storage use from the definition, figuring the Supervisors would have the ultimate say.

- A 1. Eligibility for additional uses - OK
2. stipulations - OK

**B Bed and Breakfast Use** - *Chuck Kulesza, Denise Hermany and Brooke Rush - For*  
*Bill Bradley and Mike Beatrice – Opposed*

**Home Occupation** - *All PC members were For*

**Single Family Dwelling – (In addition to a home on the property)**

*Denise Hermany, Brooke Rush and Chuck Kulesza - For*

*Mike Beatrice and Bill Bradley – Against*

**C Conditional Use Standard – Remove number 8** – *Applicant must demonstrate that there will be no adverse impacts on surrounding areas.* Brooke questioned how that impact is measured. He believes that it is very subjective.

*Bill Bradley, Denise Hermany, Chuck Kulesza and Brooke Rush – For;*

*Mike Beatrice – Opposed*

*All other use standards were OK*

Some PC members questioned how many barns in the township that will be worth saving and that the impact of this ordinance may not be very significant.

**CMD Options** – The Planning Commission started to discuss the different options: B1 – Single Family for lots 3- 6 acres (pre-existing). The PC agreed to change the B1 option to 3-5 acres for pre-existing property owners because 6 acres would lead people to believe they will be able to get four (4) lots, without taking into account having to deed to the township the ultimate ROW.

Lynn Bush commented that she included many types of permitted uses in the CMD, but that the PC needs to review those and decide what uses are in the best interest of the township.

**Public Comment** – Joe Marino is not in favor of a 1.8 acre option and would prefer that the township retain current conditions and requirements related to lot sizes in the RR.

The meeting adjourned at 11:20 pm.