

Hilltown Township Planning Commission
May 11, 2006 Special Work Session Minutes

The Planning Commission met at the Township Building on Thursday, May 11, 2006 for a special work session meeting to further review the proposed changes to the zoning ordinances. Members present were Brooke Rush, Denise Hermany, Ken Beer, Joe Marino, and Chuck Kuslesza. Bill Bradley and Mike Beatrice could not attend because of previous obligations. Lynn Bush from the Bucks County Planning Commission was also in attendance.

Resident, Nancy Boice attended.

Public Comment – none

Brooke Rush reviewed the Supervisor's motion to complete the entire zoning book except for the Village Center District and any sections without revisions made by the BCPC.

Zoning Review

Additional CR2 Review – The PC agreed that the lot size for a B3 Single Family Home should stay at 30,000 sq. ft. similar to the present lot size zoning. Lynn Bush will recalculate the open space percentage.

Use C16 - Continuing Care Retirement Community was added back into the Uses.

I1- Light Industrial – The PC agreed to add Class 6/ Personal Services, Class 7/Trade Business and Class 8/Repair Services to the list of Home Occupation Uses.

I2 – Heavy Industrial – The PC agreed that this district is too intense for Home Occupational uses.

PCI – Planned Commercial 1 District - The PC agreed that "Home Occupational Uses would be permitted as accessory uses to dwellings in existence at the time of adoption of this ordinance." Otherwise the Planning Commission doesn't want to encourage residences in this district.

The phrase "The minimum yard abutting the CM, CR-1, CR-2, VC and MHP districts shall be 100 hundred (100) feet" was also added.

PC2 – Planned Commercial II District – The PC agreed to add the phrase "The minimum yard abutting the CM, CR-1, CR-2, VC and MHP districts shall be 100 hundred (100) feet."

MHP – Mobile Home Park – No additional changes were recommended.

Uses – Uses are being reviewed along with the “Table of Uses Listed By District”

A1 – Section e – maximum impervious surface: nine (9) percent of the total lot area was removed because impervious should match the impervious surface ratio of the zoning district.

A2 – Section a – lot area changed from 1.8 acres to 80,000 sq. ft. to be consistent. Secondary changed to accessory.

A3 and A4 – okay

A5 – Section e - impervious surface ratio - removed

A6 – Section e – impervious surface ratio – removed

A7 – okay

A8 – Farmstead already completed, changed chart to a “Y” (yes) for CR1 and VC

A9 – Section a2 - phrase after Act 43 removed. Section a3 removed. Section b3 – 50 ft changed to 150 ft. Section 6b – Craft Fairs and Horse Shows removed.

Old Business – Denise Hermany believes that at some point the PC should respond to residents’ formal requests at the Planning Commission meetings. The PC agreed that the meeting minutes would serve the purpose of feedback. The PC discussed Eleanor Cobb’s concerns about the numerous expensive homes being constructed in the township and her fear that many will go unsold and that the properties will not be maintained. Many PC members believe that the homes will sell and that it won’t be a concern, since there are already maintenance requirements in our ordinances.

The meeting adjourned at 10:30pm.