

Hilltown Township Planning Commission
August 2006 Worksession Minutes

The Planning Commission met at the Township building on August 6, 2006 at 7:30 pm. Planning Commission members present were Brooke Rush, Chuck Kulesza, Bill Bradley, Ken Beer, Joe Marino and Mike Beatrice. Denise Hermany was on vacation. Lynn Bush from the BCPC and Ken Bennington, Township Manager attended.

Residents in attendance were Kirk Hansen, Sandy Williamson.

Also in attendance for a scheduled appointment were several representatives for the Guttman Tract Subdivision: Doug Sanders, Scott Guidos, Scott Irvin, Mike Sanders, Steve Palopoli.

There was no public comment.

July worksession minutes were approved 3-0 (Chuck & Bill abstained).

Guttman Tract – Representatives for the Guttman Tract Subdivision came to discuss options for entrance to the recreation area. Doug Sanders explained the applicant's opposition to creating an entrance/exit onto Green Street across from Oak Drive. Site distance requirements could not be met without significant modification to Green Street. Without modification, the site distance looking out to the left exiting onto Green Street would be only 316 feet (130 feet short of the required 445 feet at 40 mph). The PC discussed several options:

- 1) waiving the SALDO requirement,
- 2) moving the entrance/exit further down Green Street,
- 3) placing a 4-way stop at the intersection with a flashing warning light,
- 4) cutting the hump along Green Street,
- 5) or moving the entrance/exit into the development.

The PC rejected option (1) because it would create a safety issue. The site distance requirement would still not be met with option (2). A majority of the PC did not want to consider option (3). The applicant was concerned about the cost involved with option (4) (cutting approximately 3 to 4 feet along 200 feet of Green Street), and the PC asked the applicant to investigate the feasibility of option (4) and report their findings at our August regular meeting. The developer favored option (5).

Ordinance Review

Lynn Bush was present to comment on the questions posed during the PC's July worksession:

- 1) B4 Multi-Family – Lynn commented that provisions will be made for alleys and garages.
- 2) B4 Multi-Family (cont) – Lynn commented that a maximum of 12 apartments is appropriate and, in fact, typical.

- 3) B5 Residential Conversion – Lynn agreed that the proposed “Buffer Ordinance” with respect to Residential Conversions and in some instances believes it could be a limiting factor for parking.
- 4) B8 – Community Residential Facility – Lynn agreed with the PC’s decision to change the “USE” Chart for this section to “SE” (requires Zoning Hearing Board approval) instead of “N” (no) for CR1, CR2, and CM. SE remains in the VC.
- 5) B8 – Community Residential Facility – Lynn agreed to remove the reference to “Chief of Police” in section B8.a.9.

The PC continued their review of the “Use” section.

C1 – Place of Worship – No changes to draft.

C2 – Schools – No changes to draft.

C3 – Commercial School – No changes to draft.

C4 – Library and Museum – No changes to draft.

C5 – Public Recreational Facility – No changes to draft.

C6 , C7, C8, C9– – No changes to draft.

C10 – Community Center – No changes to draft.

C11 – Hospital – No changes to draft.

C12 – – No changes to draft.

C13 – Nursing Home – Dimensional requirements should be changed for consistency – min side yard 75 yd, min rear yard 100ft.

C14 – Cemetery – No changes to draft.

C15 – Continuing Care Retirement Community (formerly C16) – Dimensional requirements should be changed for consistency – min front yard 75 ft, min side yard 75 ft, min rear yard 100 ft.

This is a new use is different from B7 – Retirement Village.

D1 – Medical Uses – No changes to draft. The “Barn Ordinance” allows this use in CM as a conditional Use.

D2 – Veterinary Office – A minimum lot size of 5 acres should be required in CM.

D3 – Office – No changes to draft.

E1 – Retail Store – A note should be added so that a retail store is not allowed to sell gasoline unless it meets all of the requirements for use #E10 Gasoline Service Station. Mike commented that Wal-Mart has partnered with Sunoco and currently sell gasoline at their “super-stores”.

E2 – Large Retail Store –There is an addition to section E2(g) requiring escrow for the removal/adaptation Brooke was concerned with how we would do this. There is also an addition to E2(f) to add public amenity... No changes to draft.

Old Business – Ken Beer asked the question, “What is the long range plan of the Sewer Authority?” Ken wanted to be sure that the plans were not short-sighted, and that the capacity of the sewer main along Telegraph Road was sufficient to handle future development along that path. He thinks that it would be inefficient and costly to have to replace the sewer main in the future to accommodate additional hookups. Ken Bennington noted that the Act 537 would be updated as we go along, and that the changes would ensure that no density bonuses would be permitted (above the density permitted for by-right on-lot sewer).

Public Comment – Sandy Williamson asked when the Route 309 Connector meeting would be held. Ken Bennington stated that the most recent one was canceled and would be rescheduled sometime in September.

Upon motion by Ken Beer, seconded by Joe Marino and carried unanimously, the August 7, 2006 Planning Commission worksession meeting was adjourned @ 10:15 P.M..

Respectfully Submitted,

Chuck Kulesza
Planning Commission Secretary Pro-Temp

Note: (*These minutes are not considered official until approved by the Planning Commission at a public meeting).