

Hilltown Township Planning Commission June 2006 Worksession Minutes

The Planning Commission met at the Township Building on Monday, June 5, 2006. Members present were Brooke Rush, Chuck Kulesza, Denise Hermany, Mike Beatrice, Bill Bradley, Joe Marino and Ken Beer. Lynn Bush from the Bucks County Planning Commission and Barb Salvadore, Township Supervisor were also in attendance.

Residents attending were Sandy Williamson, Nancy Boice, Kirk Hanson, Rich Bevilacqua and Paul Grover.

Public Comment – Paul Grover inquired about the status of the Orleans/Bennett subdivision. Brooke Rush informed him that it was in sketch plan phase and he expects the applicant will return to the PC with a revised plan based on the PC's & Supervisors suggestions.

Approval of Minutes – Denise Hermany made a motion to approve the May 1, 2006 minutes and Joe Marino seconded. The minutes were approved unanimously with Ken Beer abstaining since he did not attend the meeting.

Joe Marino made a motion to approve the May 11 special worksession minutes as amended. Ken Beer seconded. The minutes were approved unanimously with Mike Beatrice and Bill Bradley abstaining since they were not in attendance.

Procedure for Multiple Motions and Requirement to Vote

It is Joe Marino belief that the PC can not vote on a second reworded motion if the first motion fails, unless the first motion is officially rescinded by the losing side. It is Brooke Rush's understanding that a second motion can be made as long as it is significantly different from the first. The PC members agreed. Denise Hermany believes that nothing would be accomplished if the PC couldn't reword a motion to take into account the discussion and opinion of the other board members.

Brooke also discussed that board members should only abstain from voting if they have a conflict of interest. Mike Beatrice didn't agree since he believes that there are some situations that don't require a yes/no vote. Bill Bradley mentioned that he abstained from voting on a particular motion at a previous meeting, because there were several sections he agreed with and some he did not.

Brooke believes that people should vote no/yes and state their reason at the time of the vote. Brooke also commented that if someone needs more time to decide a vote, they should state that they are voting "no" at the time, but may change there mind after further research.

Joe Marino is going to research Roberts Rules of Order on abstentions and will report back to the board at the next worksession.

Growing Greener – Brooke encouraged the PC to review the new version of the “Growing Greener” pamphlet. Lynn Bush commented that they tried to incorporate many of the concepts into our revised zoning draft. She mentioned that the new version doesn’t allow for double density when open space is preserved, similar to what previously happened in Hilltown Township.

The PC agreed that the zoning revision shouldn’t be held up to incorporate additional “Growing Greener” concepts. Lynn Bush believes that many of the concepts could be incorporated in the SALDO.

Uses

B – Residential Uses

B2 – all of the information was removed but the number will be reserved for future use

B4 Performance Subdivision

There was some discussion about removing all of B4a since some of the wording is vague, but the PC decided to keep it in.

a2 – Denise Hermany commented that the Township needs to enforce architectural compatibility. She believes that every developer should submit an architectural rendering of the proposed buildings/homes. If a property is sold after final plan approval, the new developer should also be required to submit drawings.

Brooke Rush questioned where a traditional village setting is defined in our ordinance. Lynn Bush will add it to our definitions.

B4a4 Parking definition –Section 160-46 will state that “garages don’t count to meet parking requirements”.

Brooke asked why the percentages changed on the chart. Lynn Bush stated they were changed to give more of a housing mix.

B4 Village House –

A “7 ft in width” changed to “7 ft in depth.”

Note all five housing units proposed are required by the state.

Section e – removed because it could be misinterpreted

Two Family House

3a[iii][ii] – rear yard changed from 20 ft to 30 ft.

In the note section – added “the rear yard for the garage shall be a minimum of 20ft.”

Townhouse

Added section “a” similar for the Village House. “All townhouses are required to obtain vehicle access to the dwelling through the rear yard, via alleys. Under no circumstances will vehicles access be permitted across front street line for townhouses.

Alley definition changed – “secondary” and “means of public” removed.

Pending Reviews

Wimmer/Lare Lot Line Adjustment – the PC questioned the reason for the lot line adjustment. Sandy Williamson said that she knows the owner and they wanted their lot to go to the stream.

Hawk Valley Estate – general review

Petturiti – Rt. 152 and Mill Road. Brooke Rush believes that a sidewalk or path should be incorporated into this plan so that Mill Road residents can walk to the park.

Meeting adjourned at 10:20 pm.

Respectfully submitted,

Denise Hermany
Planning Commission Secretary

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