

Hilltown Township Planning Commission November 2005 Worksession

The Planning Commission met at the Township Building on November 7, 2005. Members present were Brooke Rush, Chuck Kulesza, Bill Bradley, Ken Beer, Jack McIlhinney and Denise Hermany. Tim Kohler from the BCPC was also in attendance.

Members of the public were Richard Smith, Rick Bevilacqua, Mark Funk, Steve Palopoli, Walter Crawford, Joe Marino, Barbara Salvatore, and Nancy Boice.

Public Comment – None

Denise Hermany made a motion to approve the October minutes. Ken Beer seconded. The minutes were approved.

Guttman Tract – Doug Sanders, representing the applicant, D'Angelo Construction, Inc., presented two additional sketch plans that incorporated suggestions made by the PC at our October Worksession meeting. Both plans were very similar; however, one (Concept D) had the two playing fields next to one another, while the other had one close to the homes and the other near the Silverdale Park.

Jack McIlhinney commented that he would like more open space around the field near the original Guttman home and that the wooded lots at the back of the property be deed restricted. The PC prefers that a homeowners association maintain the common area which buffers the street from the side yards along Road A and Road B near the Village Green section. The engineers noted that there is over 140 feet from Diamond Street (100 ft. the right-of-way) to the back of the homes.

Brooke Rush asked each member of the PC their opinion:

Ken Beer – is ok with concept D

Denise Hermany – is ok with concept D

Chuck Kulesza – prefers more open space in the plan. Concept D only provides 47% of the required 65% open space. He also doesn't like the intrusion into the woods along the back of the property.

Bill Bradley – Agrees with Chuck Kulesza. Plan isn't conserving enough open space for the community. Instead we are kicking it back to the homeowners. He doesn't like the location of the retention basin in the woods.

Brooke Rush – plan incorporates what we have requested for a variety of lot sizes. He likes the concept of the walking trail and side walks. The open space was made as large as possible.

Jack McIlhinney – prefers that Lots 10 (Guttman home) be deed restricted and shortened so that there is more open space land around the playing field. Lot 19 (flag lot) should also be shortened and deed restricted. Would like lots 7, 8 & 9 made larger. Lots 11-15 (along the back of the property) should be deed restricted. Jack would like to see open space in the form of a conservation easement.

Penn Foundation – The PC agreed that the original application should have been returned because it was incomplete. Where is the 11 x 17?

RVC Investment – Where is the 11 x 17? The PC couldn't review this adequately because of the lack of appropriate information.

Orleans/Bennett – The PC reviewed two sketch plans. One plan attempted to deal with additional access points onto adjoining roads. Brooke would like to two points of ingress & egress rather than a “P” loop that exceeds twenty five homes.

Hawk Valley – Brooke Rush advised Rick Bevilacqua to discuss his concerns at the PC regular meeting on November 21.

Land Development Submission Waivers – The PC discussed the Bob Wynn letter dated October 26, 2005 which listed the land development submission waivers granted in recent years. Chuck Kulesza asked at whose direction the list was generated. The PC commented that there are a number of factors that impact the decision to grant a LD submission waiver, i.e., lot size and amount of existing impervious surface and the existing stormwater management plan or lack there of. Brooke will seek clarification from the Supervisors if they directed Bob Wynn to draft this information and if any additional action needs to be taken.

BCPC Draft Revisions – The PC reviewed the BCPC draft of the zoning amendments that were reviewed to date and noted some inconsistencies with our minutes. In the interest of accuracy, Denise Hermany volunteered to incorporate from the worksession minutes, the PC's suggested changes directly into a copy of the amended ordinances and then forward them back to the BCPC and the PC for final review. Brooke Rush received and forwarded to Denise Hermany an electronic copy of the draft of the entire zoning amendments as well as those reviewed to date.

CMD Review –

B2 Option – The PC voted 3-2-1 that the homeowner of record at the time of ordinance adoption would be “grandfathered in” and would be allowed to subdivide one 1.5 acre lot off a parcel between 3 to 4 acres. Denise Hermany, Ken Beer and Brooke Rush were FOR. Chuck Kulesza doesn't want the option at all. Jack McIlhinney was against because he believes in 50,000 square ft. lots. Bill Bradley was not sure.

B-3a/B-3b – The PC noted the inconsistency between setbacks and lot scale for B3 use in the CR1/CR2 and the CMD. Bill Bradley would like to see wider lot lines. Tim Kohler wasn't sure why there was an inconsistency. Perhaps once scaling is done for the infrastructure, open space and impervious surface ratios, there needs to be a difference in building setbacks and lot widths. He will discuss with Lynn Bush and get back to us.

Post-Development – The PC agreed to define “post-development” as “after the occupancy permit is issued”.

Other Use – Rewrite – “If none given, area and dimension requirements should be same as B1 use in this section.”

Open Space – The PC agreed that the open space should be looked at early in the process on a case by case basis and shouldn't be solely for farming.

Cluster Options – The PC agreed that the Cluster option should be at the “discretion of the supervisors”. Denise Hermany commented, otherwise the majority of applicants would submit cluster developments so that they could save on infrastructure costs.

Public Comment – Joe Marino stated that there should be a formal policy for Open Space committee review of preliminary plans. Chuck Kulesza stated that the Township Manager could facilitate that process.