

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**WORK SESSION MEETING**  
**MONDAY, MARCH 6, 2017**

The work session meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:30 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Eric Nogami, Terry Carnes, Jon Apple, and C. Robert Wynn. Kirk Hansen was absent.

2. APPROVAL OF MINUTES – action on the minutes of the February 20, 2017 meeting – Motion was made by Mr. Carnes, and seconded by Mr. Nogami to approve the February 20, 2017 meeting minutes with one addition. On page 8, #11 Planning Commission comments, the last sentence should be revised to state “Mr. Carnes commented about the audio system and hopes that action can be taken to address the continual feedback issue.” Motion passed 4-0. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Comprehensive Plan Update: Lisa Wolff, from the Bucks County Planning Commission, was in attendance and handed out the second draft of the Comprehensive Plan update, not including the Action Plan, for the Planning Commission’s review. Ms. Wolff stated she revised the Action Plan after the last Planning Commission work session meeting but additional input is needed. Ms. Wolff briefly reviewed the Existing Land Use, Future Land Use, Hydrologic Resources, Land Resources, Open Space/Preserved Lands and Potential Open Space Links, and Community Facilities maps included in the second draft of the Comprehensive Plan stating water and sewer maps still have to be obtained for inclusion in the final draft. Discussion ensued in regards to including locations of water lines on the map, in addition to the service areas, but Ms. Wolff stated it may be very difficult to get the information. She continued to state she will reach out to the individual authorities to try to obtain the water and sewer line information. It was noted potential developments were not included on the maps. In regards to the second draft of the Comprehensive Plan, Ms. Wolff stated the Calculation of Build-out Based on Current Zoning chart on page 96 still has to be revised.

Ms. Wolff reviewed the Action Plan Summary Charts and stated if the Planning Commission wishes, a short list to highlight the top issues/priorities of the plan can be included on the first page. Ms. Wolff continued to state the Priority Listings on the second, third, and fourth page of the Action Plan can be ranked in priority order within each category. After discussion by the Planning Commission, it was decided to move “Develop a Bicycle Master Plan that would inter-connect neighborhoods to parks, employment and commercial centers, and schools” to the High Priority

Listing. Ms. Wolff stated a symbol for schools can be added for the school sites on the Open Space Map along with labeling Blooming Glen Park, Civic Park, Forrest Road Park, and Deep Run Valley Sports Association. It was also noted by the Planning Commission to combine the information on the Community Facilities map on to the Open Space/Preserved Lands and Potential Open Space Links map. After discussion, it was agreed to include the following on the list of top priorities on the first page of the Action Plan:

- Encourage intensive land uses to develop on only higher order streets and highways.
- Develop a Bicycle Master Plan that would inter-connect neighborhoods to parks, employment and commercial centers, and schools.

After discussion, it was agreed to remove the following from the Low Priority listing:

- Help educate landowners with alternative methods of land development and preservation that helps the township achieve the goals of this plan.

After discussion, it was agreed to note that the items that are listed in the Priority Listing area under High Priority, Medium Priority, and Low Priority will be listed in no particular order. After discussion, it was agreed to change the priority listing from Medium to High on the Infrastructure Chart, Implementation Strategies (D) on page 135. After discussion, it was agreed to change the priority listing from Low to Ongoing on the Housing Chart, Implementation Strategies (C) on page 137. It was agreed to by the Planning Commission to keep the format and font the same as presented in the second draft of the Comprehensive Plan. Along with briefly reviewing the second draft of the Comprehensive Plan and discussing several revisions, Ms. Wolff stated she will make the changes to the Action Plan, and send it out to everyone to attach to the second draft of the Comprehensive Plan for discussion at the April 3, 2017 Planning Commission work session meeting.

5. PLANNING: None.
6. ORDINANCES: None.
7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

10. PUBLIC COMMENT: Wally Rosenthal, 530 Rosey Lane, had several comments/questions:

1. In regards to the sewer designation, is Hatfield included as servicing Route 309? Ms. Wolff stated there has been no authority(s) listed on the sewer map as of yet.

2. The Board of Supervisors have asked to have more intense use in the Commercial areas to develop more tax ratables for the Township. The Township was looking to have the corridor of Route 309 at least as deep as the Walmart center and possibly deeper. Mr. Rosenthal stated he hopes the Township could designate certain parcels as PC-1 (and/or PC Light) along Route 309 as well as PC-2 along Route 113. The area along Route 309 is serviced by water and sewer, it is also a high volume highway, and a traffic light is approved on Swartley Road. Mr. Rosenthal stated he is hoping, in the Comprehensive Plan, certain parcels could be designated for future development for PC-1 off of Route 309 and PC-2 off of Route 113. In regards to the proposed expanding of the PC-1 areas off of Route 309, Mr. Rosenthal stated they would encourage open space with berms and landscaping to shield and screen the areas from the residential homes. Mr. Rosenthal stated he is looking for PC zoning because PC permits the retirement village with the commercial along Route 309. Mr. Christ noted the change in zoning is not a question of who owns the property; it is whether the changing of the zoning makes sense. Mr. Rosenthal stated because the Comprehensive Plan is in a state of flux right now he wanted to give his input which coincides with the priority of encouraging intensive land uses to develop on only higher order streets and highways.

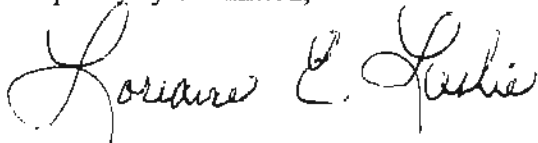
11. PLANNING COMMISSION COMMENTS: Mr. Christ stated the Planning Commission will reconvene in a month. Within that month, they will read through the second draft of the Comprehensive Plan, Ms. Wolff will email the updated Action Plan, and hopefully, after the next meeting, there will be a draft suitable to go to the Board of Supervisors sometime in April.

12. PRESS CONFERENCE: None.

Page 4  
Planning Commission  
March 6, 2017

13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Nogami and carried unanimously, the March 6, 2017 Hilltown Township Planning Commission work session meeting was adjourned at 9:12 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Lorraine E. Leslie". The signature is written in a cursive, flowing style.

Lorraine E. Leslie  
Township Manager

(\*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Planning Commission at a public meeting).