

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, MARCH 20, 2017**

The regular scheduled 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, Kirk Hansen, and Jon Apple, along with Township Engineer, Timothy Fulmer. Mr. Christ announced there was a corrected agenda handed out taking off the Zoning Ordinance Amendment. Terry Carnes arrived at 7:52 PM.

2. APPROVAL OF MINUTES – March 6, 2017 - Motion was made by Mr. Apple and seconded by Mr. Nogami to approve the minutes of March 6, 2017 as written. Motion carried 3-0-1 with Mr. Hansen abstaining. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Our Lady of the Sacred Heart Subdivision – Robert Showalter, P.E. – 2 Lots – Hilltown Pike/Broad Street – Mr. Robert Showalter, P.E., and Mark Fazio, Archdiocese of Philadelphia were in attendance to present the subdivision of 16.38 acres into two lots. Lot 1 (14.21 acres) contains the existing place of worship, former school, single family detached dwelling, as well as parking facilities, accessory structures, athletic fields, and driveway access along Broad Street and Hilltown Pike. Lot 2 (0.99 acres) contains an existing single family detached dwelling, detached garage, parking area and driveway along Hilltown Pike. Mr. Showalter reviewed C. Robert Wynn Associates review letter dated February 22, 2017. Items discussed included:

1. If the pending Zoning Ordinance amendment is adopted allowing a minimum lot area of 50,000 SF for lots not serviced by public water and public sanitary sewer facilities within the VC Zoning District involving single family detached dwelling lots, than a variance would not be needed and the plan would be revised to comply.

2. The waiver requests were discussed along with the additional waiver requests for non-perpendicular bends, depth to width ratio, parking requirements, waiver of recreation land dedication requirements, and a possible waiver for parking requirements.

3. The sewage system is a functioning system and the intent is to keep it as it is and is currently being reviewed by an environmental consultant and the Bucks County Department of Health along with the Planning Module. It was noted the house is currently being used as strictly office space.

4. The applicant will need to check with PennDOT if they will be required to obtain a Highway Occupancy Permit for driveway construction for the stone driveway.

5. The 20' wide water easement across Lot 2 is proposed to be a private easement and will be discussed with Hilltown Township Water and Sewer Authority.

6. Monuments will be installed, the record plan will be revised to eliminate prior parcel numbers, and revisions to the engineering/drafting detail items will be addressed.

Mr. Showalter stated he is still waiting for the Bucks County Planning Commission review letter. He continued to state he will address all of the comments and re-submit once the ordinance revision is adopted, he speaks with PennDOT, and the Department of Health/PADEP is finalized.

No action was taken on the Our Lady of the Sacred Heart Subdivision project.

b) Philadelphia Glider Council Land Development Waiver – Matthew Giannini, President 60' x 26' Modular Clubhouse – Route 152 – Matthew Giannini, Steve Devine, and Steve Bridgeman were in attendance to present the Philadelphia Glider Council Land Development for a 60 x 26 modular clubhouse set on a block foundation, located on 138 acres. Mr. Giannini stated they are working on the design and realize they need to supply more information. C. Robert Wynn's review letter dated March 2, 2017 was discussed including:

1. In the event that the application complies with exemption criteria of the Stormwater Management Ordinance, a capital contribution in-lieu-of stormwater management facility design/construction will need to be submitted.

2. The site is served by public water and may be able to be served with public sewer by a force main.

3. Discussion will be held with the Zoning Officer to verify that the proposal complies with all requirements of the Zoning Ordinance and Building Code along with a review in regards to the erosion/sediment control measures from the Bucks County Conservation District.

Mr. Hansen stated they run a good program and it is well respected in the aviation community.

Mr. Giannini stated their operations manual is used as the standard for aviation clubs in the United States.

No action was taken on the Philadelphia Glider Council Land Development Waiver project.

c) Swaminarayan Community Center Land Development – Anand A. Bhatt, P.E. – 4,460 SF Community Center – Bethlehem Pike – Anand A. Bhatt, P.E. was in attendance to present the plan for the proposed construction of a 4,460 square foot community center building, detached garage, parking facility, and driveway access along Bethlehem Pike on 11.38 acres located at the southeast corner of the intersection of Bethlehem Pike and Pheasant Hill Road within the PC-1 zoning district. C. Robert Wynn's review letter dated February 21, 2017 was discussed including:

1. The sketch plan dated May 9, 2016 was revised noting the area of the proposed building has been downsized along with the parking layout revision.
2. Of the 70 required parking spaces, the applicant proposes to construct 42 spaces while holding the remaining 28 spaces in reserve for future construction if needed.
3. The applicant would like to use existing trees as the required buffer along the northern and eastern side of the proposed parking facility. The Planning Commission stated for the applicant to install the evergreen component amongst the existing trees on the eastern side so it creates compliance with the buffer planting requirements.
4. Waiver requirements: a. cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along Bethlehem Pike and Pheasant Hill Road. b. minimum width of all sidewalk and pedestrian paths to be six feet for commercial/industrial areas. c. perimeter of stormwater management basins to be planted with one tree per each 40 lineal feet of perimeter. d. off-street parking facilities to be landscaped so that 50% of the impervious area associated with the parking facilities be shaded. e. replacement trees/reforestation to be proposed on sites that intend to remove existing trees of 10" diameter or more. f. minimum diameter of storm sewer pipes to be 18". g. minimum of 20 feet of open space be provided between the outside wall of a nonresidential building and any parking space. Additional waivers to be requested: a. stormwater management for existing impervious. b. basin side slope requirements. c. storm sewer pipes on the site to be corrugated plastic pipe. d. street tree requirement for Bethlehem Pike.
5. The applicant stated they have met with PennDOT in regards to the deceleration lane and are going through the approvals.
6. A full submission will be made to the Bucks County Conversation District.
7. The applicant plans on using the existing on-lot well and remove the public water connection shown on the plan. A variance will be needed to use on-lot water to serve this project.
8. There is an access point for sewer at the western part of the property and an easement agreement will be executed with the owner of the property for this easement. Telford Borough has determined there is adequate capacity for sewer service.
9. In regards to the engineering/drafting items located in the February 21, 2017 review letter, Mr. Bhatt stated details of the retaining wall will be provided at the time of the building permit. All other engineering/drafting detail items, unless previously discussed, will be complied with. Mr. Fulmer stated a Bucks County Planning Commission memorandum dated March 3, 2017 was received after the packet was sent out and noted the following:
  1. Sidewalks – Township officials should determine if the subject proposal would offer the beginning of establishing a sidewalk system for this area of the township.
  2. Parking reduction – township should determine if they agree with the parking reduction.

3. Outdoor trash collection – garbage collection facilities must be screened from view by landscaping and/or fencing.
4. Tree protection – the plan should be revised so no disturbance is proposed within the tree protection zone.
5. Buffer yard requirements – buffer yard requirements should be included on the plans.
6. Sewage facilities – Planning Module must be submitted. Mr. Bhatt stated Telford Borough Authority stated they would qualify for an exemption request.

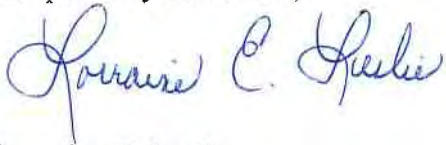
Motion was made by Mr. Apple, seconded by Mr. Carnes and carried unanimously, to table the Swaminarayan Community Center Land Development project. Mr. Nogami stated he appreciates the effort that was made to comply with the Planning Commission’s earlier comments and feels comfortable to make a preliminary/final recommendation with a clean plan. Mr. Carnes stated the applicant has done a good job with the revisions. Mr. Hansen stated it looks as though the recommendation for approval will get done just as quickly and agrees to table the project. Mr. Christ stated he agrees with Mr. Hansen’s comments. There was no public comment.

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: None.
11. PLANNING COMMISSION COMMENTS: Mr. Carnes asked if the Planning Commission agenda could be clarified in the future as to the type of project as in preliminary, final, sketch, etc.
12. PRESS CONFERENCE: None.

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13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Hansen and carried unanimously, the March 20, 2017 Hilltown Township Planning Commission meeting was adjourned at 9:54 PM.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lorraine E. Leslie". The signature is written in a cursive style with a large initial 'L'.

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).