

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, MAY 15, 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 Hanscn, Terry Carnes, and Jon Apple, along with Township Engineer, C. Robert Wynn.

2. APPROVAL OF MINUTES – April 17, 2017 - Motion was made by Mr. Hansen, seconded by Mr. Nogami and carried unanimously to approve the minutes of April 17, 2017 with the following corrections: add Terry Carnes to the first paragraph and on page 4, #6 (a), the sentence should state “Mr. Wynn reviewed the Zoning Ordinance Amendment that was seen previously by the Planning Commission in which they recommended to not include the provision for minor subdivisions to not have to have three acres if there is **NO** public water.” Motion carried 5-0. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Med Express Preliminary Land Development – John Kornick, P.E. – Route 113/ County Line Road – No one was in attendance to present the project. Motion was made by Mr. Carnes, seconded by Mr. Nogami and carried unanimously, to recommend denial of the Med Express Preliminary Land Development based upon non-compliance of C. Robert Wynn’s review letter dated April 20, 2017 unless an extension was received from the applicant. There was no public comment.

b) Henofer Tract Subdivision Sketch Plan – Robert Gundlach, Esq. – Fairhill School Road/Keystone Drive/Fairhill Road – 8 Lots – Mr. Eric Clasc, PE, Gilmore and Associates, and Kimberly Freimuth, Esq. were in attendance to discuss the Henofer Tract Subdivision 8 lot sketch plan located at Fairhill School Road, Keystone Drive, and Fairhill Road which was previously proposed for a 35 lot subdivision. Mr. Clasc reviewed C. Robert Wynn’s review letter dated March 23, 2017 stating that one or two variances may need to be required due to flag lots along with access easements that will need to be acquired. Mr. Clasc noted most of the items in Mr. Wynn’s letter will be complied with hut stated a waiver will be needed for the proposed depth to width ratio for lots 6 and 7, and the applicant will agree to a capital contribution in-lieu-of recreation land dedication. After review of the project, it was the general consensus of the Planning Commission, since there were no major problems, they are in favor of the project and the eight

lots seem to be the best scenario. Since the project was a sketch plan and variances will be required, no action was taken.

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: Mr. Jim Hoffman, 217 Chandler Way, had the following comments/questions:
  1. Mr. Hoffman complemented the Planning Commission on the Open Space Plan.
  2. Mr. Hoffman questioned when the update of the Comprehensive Plan started. Mr. Christ stated it was started in the spring of 2015. Due to the death of one of the members and the Planning Commission going from seven to five members, it was delayed for a period.
  3. Mr. Hoffman asked what the motivation was in the update of the Comprehensive Plan. Mr. Christ stated the Municipal Planning Code states the Comprehensive Plan should be reviewed every ten years.
  4. Mr. Hoffman asked if the public can review the current draft. Mr. Christ stated the Planning Commission still has a few items to wrap up and then it will go to the Board of Supervisors for their review. He continued to state it will be available for public viewing once it is advertised for adoption.
  5. Mr. Hoffman asked what the Bucks County Planning Commission's component is in regards to the update of the Comprehensive Plan. Mr. Christ stated the Township has a contract with the Bucks County Planning Commission to assist with the drafting of the plan.
  6. Mr. Hoffman asked when the final Comprehensive Plan will be available to go to the public. Mr. Christ stated the draft will go to the Board of Supervisors any day and estimated the public hearing may be held within the next 2 months. Mr. Hoffman stated, as a candidate, he feels that he should be able to view it. Mr. Christ stated that will be the Board of Supervisor's call and a draft of the Comprehensive Plan will be available at the Township building for public viewing once it is advertised. Mr. Hoffman asked if that would happen within 30 days from this evening.

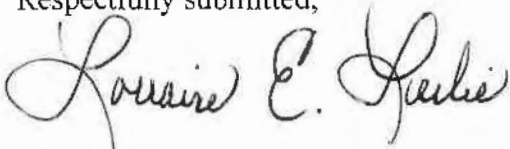
Mr. Christ replied no to that question. Mr. Hoffman stated he will give Chairman McIlhinney a call to review the draft Comprehensive Plan.

11. PLANNING COMMISSION COMMENTS: Mr. Christ stated Lisa Wolff still has yet to receive the water and sewer map for the Comprehensive Plan. Mr. Wynn stated that she received it today and that was the last map that was needed to be updated. Mr. Christ stated that a June work session meeting will not be needed.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Hansen and carried unanimously, the May 15, 2017 Hilltown Township Planning Commission meeting was adjourned at 8:07 PM.

Respectfully submitted,



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).