

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, SEPTEMBER 18, 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, Terry Carnes, and Jon Apple, along with Township Engineer, C. Robert Wynn.

2. APPROVAL OF MINUTES – July 17, 2017 - Motion was made by Mr. Nogami and seconded by Mr. Hansen to approve the minutes of July 17, 2017 as written. Motion carried 4-0-1 with Mr. Carnes abstaining from the vote. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Our Lady of the Sacred Heart Church – Robert Showalter, P.E. – Hilltown Pike – Minor Subdivision – John Stoler, Showalter & Associates, was in attendance along with Mark Fazio representing Our Lady of the Sacred Heart Church. Mr. Stoler reviewed Mr. Wynn’s review letter dated September 7, 2017 highlighting the following areas:

1. Since the revising of the ordinance, the project now complies with reference to the lot area of the VC Zoning for lot 2 along with the project having private water and sewer. It was also noted the existing driveway to lot 2 will be removed.

2. Waivers discussed: A. SLDO Section 140-17.D which requires existing features within 100 feet of the tract boundary to be shown. B. SLDO Sections 140-20.P, 140-29, 140-35, and 140-36 which requires a drainage improvements, cartway reconstruction/overlay, cartway widening, curb, and sidewalk along existing roadways within the frontage of the site. C. SLDO Section 140-27.B(4) which requires lot lines be oriented substantially at right angles or radial to the street line, from the street line to the rear of the lot. Mr. Stoler stated neither the parking lot nor the driveway will be on lot 2. The gravel that is currently there will be removed and grass planted. D. SLDO Section 140-27.B(11) which requires the depth to width ratio of residential lots to be between one and three. E. SLDO Section 140-60 and 140-63 which require all subdivisions involving residential uses to provide for public dedication of land suitable for park and/or recreation use; or, in the alternate, the Township and applicant may agree to a fee in-lieu-of recreation land dedication.

3. At this point, Mr. Wynn passed out copies of photographs of the entrance from the church property and the access looking out from Route 152. Mr. Wynn stated the grass/stone driveway has never been discontinued, so therefore, does not need a new PADOT permit or validation because it has always existed.

4. Mr. Stoler stated he still has yet to hear from HTWSA to verify that the proposed water easement shown on the subdivision plan is adequate to facilitate future public water service to Lot one.
5. The project has received a waiver from sewage facilities planning from PADEP.
6. All concrete monuments will be installed.
7. Mr. Stoler stated he will submit a copy of the deed.
8. All engineering/drafting detail items will be addressed.

Motion was made by Mr. Carnes, seconded by Mr. Apple and carried unanimously to recommend final plan approval for the Our Lady of Sacred Heart Church minor subdivision contingent upon all items contained in Mr. Wynn's review letter dated September 7, 2017 including the waivers. There was no public comment.

b) McDonald's Land Development – Waiver Request – Michael Jeitner, P.E. – Route 113 – Mr. Michael Jeitner, Bohler Engineering, along with the applicant, Ralph Bernie, were in attendance to present the waiver of land development for the McDonald's located on Rt. 113. Mr. Jeitner stated the applicant proposes to remove the 212 sq. ft. rear freezer and move it into the building, construct a 90 sq. ft. building addition, and a 67 sq. ft. vestibule which is a building footprint reduction of 55 square feet. The outdoor play area will be removed and will be replaced by an outdoor seating area with decorative fencing and landscaping. The impervious coverage will be reduced to 966 square feet. Seating will remain at 66 and parking will not change. The impervious coverage will be going from 88% to 83% along with the addition of three trees along the perimeter of the site. The building signage will be slightly reduced and the menu boards will be approximately 46 sq. ft. Mr. Jeitner reviewed Mr. Wynn's review letter dated September 6, 2017 highlighting the following: The architectural renderings show a more modern and attractive building. The restaurant will shut down at numerous times during construction. The construction time frame will have a three to four week window. The menu boards have been reconfigured so the light pole will not be impacted at the rear of the property. The rear yard setback is not completely in compliance with the ordinance but they are bringing it closer to conformance. Mr. Christ stated the driveway stacks around the side of the building and cuts off a section of parking spaces. Mr. Jeitner stated the curbing will be configured at the drive thru area along with the pre menu board. Pay and pick up windows will be added to make the drive thru more efficient. Additionally, Mr. Jeitner stated McDonald's will correct the scrolling sign message on the digital board to only three times a day per the zoning hearing board variance that was granted. Motion was made by Mr. Carnes, seconded by Mr. Nogami and carried unanimously to recommend a

waiver of land development request for the McDonald's project contingent upon all items contained in Mr. Wynn's review letter dated September 6, 2017. There was no public comment.

5. PLANNING:

a) Bean Property Subdivision –Upper Stump Road/Callowhill Road – Minor Subdivision – No one was present.

b) Thompson Property Subdivision – John Hornick, P.E. – Route 113/Telegraph Road – Minor Subdivision – No one was present.

c) Wawa Land Development – Sketch Plan – Route 113/Route 313 – Minor Subdivision/Redevelopment – Solicitor Julie Von Spreckelsen was in attendance representing the equitable owner, Hunt Real Estates, Inc., along with Mike McManamey and Dave Robinson of Hunt Real Estate Inc., Bill Rearden from Bohler Engineering, and Eric Ostinchuk, Traffic Planning & Design, to present a sketch plan of the proposed re-development of the Wawa property located at the corner of Route 113 and Route 313. The proposed project includes the demolition of the existing Wawa, subdivision of the property into two lots, and the construction of a new Wawa building consisting of 5,585 sq. ft. with 16 fueling dispensing facilities on lot 1 which will be on approximately 2.4 acres. Lot 2 is proposed as a fast food restaurant on approximately on 1.6 acres. Additionally, Ms. Von Spreckelsen stated Dave Taylor, Zoning Officer, confirmed the fuel sales are an I-4 accessory use to the E1 Retail Store which are both permitted by-right in the PC-2 Zoning District per his letter dated September 15, 2017. No variance is necessary for the use itself. Mr. Rearden reviewed Mr. Wynn's review letter dated September 6, 2017 and discussed the following:

1. As stated before, both uses are by-right.
2. Water and sewer will be extended from the existing development by Toll Brothers west on Route 313 to the Wawa property.
3. The plan proposes to shift the driveway on Route 313 further away from the intersection. Per preliminary conversations with PADOT, there will be a right in/right out only entrance/exit onto Route 113.
4. There are 63 parking spaces for Wawa. The fast food restaurant is a 4800 sq. ft. building with 52 parking spaces as opposed to the 150 spaces needed per the zoning ordinance. The applicant will be seeking relief for this item as part of the application. The applicant will also be seeking zoning relief for a type one buffer on the Stone Depot side of the property.

5. In regards to the balance of the items located in Mr. Wynn's review letter, Mr. Rearden stated the applicant intends to comply with the items in any future plan that is submitted. The Planning Commission expressed their concerns with the proposed number of parking spaces and the lack of oversized parking spaces, the gas dispensary area location, and the right in/right out entrance/exit area off of Route 113. In general, the Planning Commission were favorable of the plan. Being the plan was a sketch plan, no action was taken.

6. ORDINANCES: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Wynn stated he received revised plans for the Thompson minor land development, a preliminary plan was received for the Arbors at Hilltown located on Orchard Road, and the Griffon minor subdivision plan.

10. PUBLIC COMMENT: Jim Hoffman, 217 Chandler Way, stated he is positive in regards to the Wawa project and wanted to give his feedback as a private citizen of Hilltown Township.

11. PLANNING COMMISSION COMMENTS: It was noted that there are no updates in regards to the status of the Comprehensive Plan.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Hansen, seconded by Mr. Carnes and carried unanimously, the September 18, 2017 Hilltown Township Planning Commission meeting was adjourned at 8:40 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).