

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JUNE 17, 2019**

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 Jon Apple, Brooke Rush, Eric Nogami, Kirk Hansen, and Township Engineer, C. Robert Wynn.

1. APPROVAL OF MINUTES – action on the minutes of the February 18, 2019 meeting – Motion was made by Mr. Apple, seconded by Mr. Hansen and carried unanimously to approve the February 18, 2019 meeting minutes as written. Mr. Christ noted the remediation paperwork in regard to the Coleman Investment Properties Land Development was received by Mr. Wynn’s office. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) 781 Minsi Trail Subdivision Preliminary Plan – Mr. Christ noted two date corrections in item #1 and #6 to the year 2018 in Mr. Wynn’s review letter dated June 7, 2019. Mr. Jason Smeland, P.E., Lenape Valley Engineering, was in attendance along with the applicant Mr. Steve Yates, to present the preliminary plan for a five-lot cul-de-sac subdivision located on 8.63 acres at the intersection of Minsi Trail/Schwenkmill Road in the RR Zoning District. Mr. Smeland stated engineering revisions have been made along with obtaining outside permits. Mr. Smeland reviewed Mr. Wynn’s engineering review letter dated June 7, 2019 and highlighted the following:

1. A note will be placed on the plan stating, “All ash trees (along with all invasive species/noxious vegetation) shall be removed from the site as part of site construction”.

2. Waivers discussed included: Sections 140-28.P, 140-29.D.(1), 140-35 and 140-36, which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk along Minsi Trail within the frontage of the site, relief from providing sidewalk along the internal road, and the applicant will discuss the capital contribution in-lieu-of waived street improvements with the Board of Supervisors; Sections 140-27.B.(4) & (11), which require lot lines to be oriented at right angles or radial to the street line to the rear of the lot and residential lot depth to between 1 and 3 times the lot width; Section 140-17.D, which requires existing features within 100 feet of the site to be shown on the preliminary plan; Section 140-37.G, which requires installation of replacement trees (63 in addition to required trees) to compensate for the removal of existing mature trees having a diameter of ten inches or greater within the site, and the applicant will discuss a fee-in-lieu with the Board of Supervisors; Section 140-31.C, which requires a

tangent of 100 feet to be provided between reverse curves for new street design; and 140-33.B & E, which require proposed intersections to align with existing intersections, or be offset at least 150 feet apart and horizontal curves be located at least 50 feet from the intersection of ultimate right of ways. It was noted PennDOT agreed with the design of intersection.

3. The waiver from Sections 140-38.C(2)(d) & (n), which require a minimum storm sewer pipe diameter of 18 inches, was removed and the plan was revised to comply.

4. Discussion included dedication of the road to the Township, the right-of-way that was extended to the vacant property, the temporary cul-de-sac, the sketch plan of the vacant property not utilizing the road, and an easement for utilities to the vacant property. Discussion occurred on the revision of the driveways on lots 2 and 3 along with the house footprints in order to accommodate the possible extension of the road, the easement areas, and the disclosure agreements. Additional discussion included mailbox placement, possible development name and street name, stormwater agreements, maintenance of the basin, legal descriptions, the NPDES permit (which is in process), and the plans that have been submitted to Hilltown Township Water and Sewer Authority. The Planning Module exemption will be applied for after the project receives preliminary approval. Mr. Smeland continued stating no evidence was found at the courthouse that the Minsi Trail ultimate right-of-way was offered for dedication to the Township. In regard to street trees, Tom Hess, Director of Public Works, commented street trees are not to be located in the right-of-way. The required street trees will be placed, informally, along the site frontage within the properties. Mr. Wynn stated the ordinance was approved last year that street trees are not to be placed in the right-of-way but are to be placed in an informal arrangement along the site frontage. Mr. Smeland stated the ordinance only allows taking down 20% of the existing trees in this particular zoning district along with a significant number of trees that will be added in the detention basin, buffer plantings, and street trees. The applicant will speak to the property owner in regard to putting a light attached to the existing utility pole opposite the site intersection. Mr. Smeland stated he will speak to the Board of Supervisors in regard to the fee-in-lieu of recreation land, put together the development agreements and the disclosure statement, and will comply with the engineering/drafting details. Mr. Wynn stated a speed limit sign and snow emergency sign must be placed on the street on separate posts. It was the consensus of the Planning Commission for the applicant to go forward with the original plan in regard to lots 2 and 3 and the house/driveway locations. Motion was made by Mr. Rush, seconded by Mr. Nogami and carried unanimously to recommend preliminary plan approval for the 781 Minsi Trail Subdivision contingent on Mr. Wynn's review letter dated June 7, 2019. There was no public comment.

4. PLANNING:

a) Suh Minor Subdivision – Mr. Wynn stated there has been no contact from the applicant in regard to his review letter dated April 4, 2019, the plan is deficient in many ways, and he recommends the Planning Commission deny the plan. Motion was made by Mr. Apple, seconded by Mr. Rush and carried unanimously to deny the Suh Minor Subdivision per Mr. Wynn's review letter dated April 4, 2019. There was no public comment.

5. ORDINANCES: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY:

a) Leahy Land Development – proposed mini storage/commercial craft building located at 221 Keystone Drive

b) Resawn Timber Land Development – 12,500 square foot building located at 306 Keystone Drive

c) James Sensinger – 6 lot residential Sketch Plan located at 1411 Route 113

9. PUBLIC COMMENT: June Brauer, 304 Swartley Road, questioned the procedure on how to reverse the street tree ordinance. Gerald Peacock, Township Line, questioned the status of the proposed development on Curly Mill Road and the status on his well test.

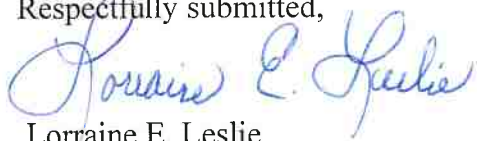
10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

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12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Hansen and carried unanimously, the June 17, 2019 Hilltown Township Planning Commission meeting was adjourned at 8:34 PM.

Respectfully submitted,



Lorraine E. Leslie

Township Manager/Treasurer

(*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).