

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JULY 15, 2019**

The regularly 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 Brooke Rush, Eric Nogami, Kirk Hansen, and Township Engineer, C. Robert Wynn. Jon Apple arrived at 7:42 P.M.

1. APPROVAL OF MINUTES – action on the minutes of the June 17, 2019 meeting – Action on the June 17, 2019 minutes was tabled until next month.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Leahy Mini Storage Land Development (Sketch) – Mr. Jason Smeland, P.E., Lenape Valley Engineering, was in attendance, along with the applicant Mr. Frank Leahy, to present the sketch plan for a 26,400 square foot three story building located on 1.43 acres at 221 Keystone Drive in the Light Industrial (LI) Zoning District. Mr. Smeland stated 26,400 SF of space is proposed to be devoted to mini storage (Use E20) and 3,200 SF is proposed to be devoted to commercial crafts (Use G8). Mr. Smeland stated the project will need a Special Exception for the non-conforming lot and a variance to permit the building area for the mini storage use to exceed 6,000 square feet. Mr. Smeland stated he would like the feedback from the Planning Commission before going to the Zoning Hearing Board. Mr. Smeland reviewed Mr. Wynn’s engineering review letter dated July 8, 2019 and highlighted the following:

1. A study will be done to determine what is considered to be woodland in regard to clearing of the property.

2. The applicant will work on the buffering requirements and the placement of the fence to comply with the ordinance. They would like to incorporate the plantings into the rain garden area.

3. The applicant will provide truck turning templates to clarify the access driveway and agrees to establishing a one-way traffic pattern.

4. The applicant will work on the landscaping of the parking area which may need a waiver and it will be discussed during land development.

5. The applicant may need some waivers for the cartway reconstruction/overlay, cartway widening, and curb and sidewalk and will be discussed during land development.

6. The site is proposed to be served by public water and sewer facilities from Telford Borough Authority and will be verified in the future

7. Provisions have been made in regard to stormwater management in the form of a rain garden and possibly an underground detention basin.

8. The applicant agrees to dedicate the ultimate right-of-way of Keystone Drive to the Township as an easement.

Mr. Smeland reviewed the Bucks County Planning Commission review letter dated June 21, 2019 and stated all items are contained in Mr. Wynn's review letter dated July 8, 2019.

Mr. Smeland reviewed Chief of Police, Christopher Engelhart's memo dated June 24, 2019 and stated all the issues can be worked out in regard to providing keys or an access code to the property, surveillance system, and installation of a Knox Box for firefighting purposes. Mr. Smeland stated a traffic light at the location of the proposed building is not warranted since the minimal amount of traffic generated from the mini storage won't be attributed to the amount of traffic on the road and a traffic count may have to be done to show the minimal percentages.

Mr. Leahy discussed the G8 Use of assembling sediment control projects specific to smaller companies and municipalities that would be stored and made at that location, along with the storage of trucks, skid loader, etc. with the possibility of two or three part-time employees.

Concerns of the Planning Commission were the size of the building in regard to the two uses on the lot size, the stormwater management, parking, and the building re-use if the business fails. It was the consensus of the Planning Commission they were in favor of the use for the property. Since the project was a sketch plan, no action was taken by the Planning Commission.

4. PLANNING:

a) Sensinger Subdivision (Sketch) – Mr. Robert Showalter, Showalter & Associates, along with the applicant Mr. Jim Sensinger, were in attendance to present a 6 lot-subdivision sketch plan located on 11.348 acres along the north side of Route 113 in the RR Zoning District. Mr. Sensinger stated he is a long time resident of Hilltown Township and would like to give each of his children a building lot (2 houses) but he realizes he has to subdivide the entire eleven acres so that, in the future, the property is already subdivided if they need to liquidate. He wants two driveways off of Route 113. Mr. Showalter stated the main issue is the access. A public water and sewer access easement will be through Lynn Builder's project off of Minsi Trail along with a temporary cul-de-sac to possibly extend the road into Mr. Sensinger's property. Mr. Showalter provided a plan that showed driveways along Route 113. Mr. Wynn stated the homes on the plan predates the Subdivision Ordinance and the Comprehensive Plan that restricts driveway access to arterial roads. Mr. Sensinger stated future development of the properties next to his will have to come out on Route 113. Mr. Apple stated the proposed road started on the first development (Lynn Builders) that received preliminary approval, brought it to Mr. Sensinger's lot and created a cul-de-sac that can be extended into his lot which then can be extended over to the next lot, if that gets developed. This can be a development that takes place over three lots, over time, that gets developed in a sequential order and they all benefit from the new road that is put it and no new additional roads

are brought out onto Route 113. Discussion ensued concerning buffering in various housing developments in the Township. Mr. Wynn noted it is a requirement of the Subdivision Ordinance and the Comprehensive Plan driveways cannot come out onto arterial roads. Mr. Showalter stated the applicant would ask for a waiver to have the driveways come out to Route 113. Mr. Showalter presented a sketch plan that was done prior to this submission that showed six lots extending the cul-de-sac from the Lynn Builders project. Mr. Showalter stated Lynn Builders did not want the houses coming through their development and noted the applicant does not want this plan either. A lengthy discussion occurred with the possibility of phasing the project into three lots with two lots coming out onto Route 113 and the third lot to be developed at a later time consisting of the additional building lots as a Phase 1 and a Phase 2 project. Mr. Wynn reiterated a Phase 1 and a Phase 2 project would work without driveways coming out onto Route 113. Mr. Showalter reviewed Mr. Wynn's review letter dated July 8, 2019, the Bucks County Planning Commission letter dated June 24, 2019, and highlighted the following:

1. The applicant will request a waiver of improvements on Route 113 especially now that it is going to be an interior road.
2. The sewer easement will go away since it will probably be in the proposed road instead of coming along the back.
3. The applicant will comply with the stormwater management facilities requirements.
4. The ultimate right of way of Route 113 will be offered for dedication to the Township.
5. The applicant will comply with the lampposts.
6. The applicant will comply with the fee-in-lieu of recreation land dedication unless they come up with some open space.
7. The Bucks County Planning Commission letter consisted of the same items as Mr. Wynn's review letter.

It was noted the applicant will revise the plan to contain a Phase 1 and Phase 2 project. Since the project was a sketch plan, no action was taken.

b) R.J. Holding Co., Lot Line Adjustment – Mr. Steve Quigley, Eustace Engineering, was in attendance to present the lot line adjustment located between two parcels at the intersection of Bethlehem Pike and Central Avenue. The applicant proposes to convey 9.39 acres from TMP #15-1-31 to TMP #15-1-32-1 located in the LI Zoning District. Mr. Quigley reviewed Mr. Wynn's review letter dated July 9, 2019 and highlighted the following:

1. The applicant requested a waiver in regard to the lot line orientation.
2. The applicant will submit the current deeds for both parcels.
3. The applicant will put a note on the plan for the Deed of Conveyance and Consolidation.
4. The applicant will put a note on the plan in regard to dedicating the ultimate right-of-way of both parcels to the Township.

5. The applicant will comply with the location of the monumentation.
6. The applicant will ask for a waiver from SLDO Sections, 140-28.P, 140-29.D, 140-35, and 140-36 in regard to cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along existing roads within the frontage of the parcels involved in the lot line adjustment.
7. The applicant will comply with the engineering/drafting details except for E and I. The applicant will ask for a waiver from identifying natural resource protection requirements since the project is only a lot line change. The chart on the plan for Lot B is "TBD" on the plan and it will be revised to "NA" until they go to Land Development.

It was noted the lot line was extended over the PPL easement because of the amount of land needed for the impervious cover. Mr. Wynn stated, because the project is just a lot line adjustment plan, he does not have any objection to waive any street improvements that may be required, but noting, when the land development plan comes in, it will get revisited. Motion was made by Mr. Nogami, seconded by Mr. Apple and carried unanimously to recommend Final approval for the R. J. Holdings Co., Lot Line Adjustment contingent upon the items contained in Mr. Wynn's review letter dated July 9, 2019 and noting the full land development process will happen when each property is developed at a later time.

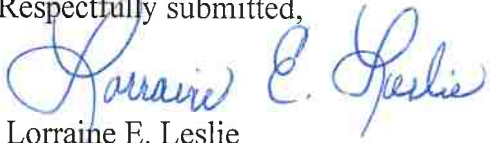
Public Comment: Mike Flynn, who represents the owner of both parcels, stated the Deeds of the Right of Way will be prepared and asked if that is something the Township wants to do. Mr. Wynn stated the Township routinely does it by easement on Township roads. Mr. Wynn stated the Township only has 16 ½ feet and it will be extended to 25 feet total from center line.

5. ORDINANCES: None.
6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY:
 - a) Suh Minor Subdivision – Resubmission – 827 Green Street – Mr. Wynn stated the Suh Minor Subdivision will be on next month's Planning Commission meeting agenda.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.

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11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Hansen and carried unanimously, the July 15, 2019 Hilltown Township Planning Commission meeting was adjourned at 9:08 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).