

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, OCTOBER 21, 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 Jon Apple, Brooke Rush, Eric Nogami, Kirk Hansen, and Township Engineer, C. Robert Wynn.

1. APPROVAL OF MINUTES – Action on the minutes of the September 16, 2019 meeting – Motion was made by Mr. Nogami, seconded by Mr. Apple and carried unanimously to approve the September 16, 2019 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Ely Lot Line Adjustment – Mr. Scott McMackin, PE, Cowan Associates, was in attendance to present a lot line adjustment of three ten acre lots located on approximately 30 acres at 2613 Hilltown Pike, which was created by the Simon Subdivision in 1982. Mr. McMackin stated Brett Ely is currently living on the lot in the existing dwelling and his brother is planning on building on lot 3 in the future. There is no development proposed with the lot line adjustment but only to create 3 acres on lot #1, and lot #2 and lot #3 will be approximately 13 acres each in size. Mr. McMackin reviewed Mr. Wynn's review letter dated September 30, 2019 and highlighted the following:

1. Waivers requested included the following: SLDO Section 140-23, which requires a wetland delineation report to be submitted for sites containing hydric soils; SLDO Section 140-27.B(4) which requires proposed lot lines to be oriented substantially at right angles or radial to the street line, from the street line to the rear of the lot; SLDO Sections 140-25.P, 140-29.D, 140-35.A, and 140-36.A which requires cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk within the frontage of the site; and SLDO Section 140-60.A which requires dedication of recreation land.

2. The plan will be adjusted to note the ultimate right of way was dedicated in 1982.

3. The plan will identify the proposed lot and right of way corners will be set utilizing concrete monuments.

4. The applicant will provide the planning modules for all three lots that were approved by PADEP.

5. The applicant will comply with all of the drafting comments.

Mr. Christ noted there was not an item #4 in Mr. Wynn's review letter. Mr. McMackin stated the existing house has an existing and functional septic system and the planning module approvals

will still be applicable with the lot line adjustments. Mr. Apple asked if there is an area to place an auxiliary system on lot #1 if the present system should fail. Mr. McMackin stated there was additional testing done for a reserve system and that it will be shown on the plan. Mr. Ely stated a future sand mound area near the barn was tested and approved by the Board of Health. Motion was made by Mr. Rush, seconded by Mr. Apple and carried unanimously to recommend final approval for the Ely Lot Line Adjustment contingent upon Mr. Wynn's review letter dated September 30, 2019 and documentation be provided and shown on the plan in regard to the Bucks County Health Department approval of an additional location for a septic system on Lot #1. There was no public comment.

b) Henofer Tract Subdivision Final Plan – Robert Gundlach, Esq., Fox Rothschild, LLP, was in attendance along with the applicants, Frank & Glenda Henofer, and Tim Casey, Gilmore & Associates, to present the final subdivision plan for eight single family lots located at Fairhill School Road, Fairhill Road, and Keystone Drive. Attorney Gundlach reviewed Mr. Wynn's review letter dated October 4, 2019 stating the applicants will comply with all of the comments which was stated in a reply letter from Fox Rothschild dated October 18, 2019. It was clarified lot #6 owns the flag leading from lot 6 out to Keystone Drive fee simple. Therefore, there is no easement for review and lot #6 has the right to use and maintain this land area. Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to recommend final plan approval for the Henofer Tract Subdivision contingent upon Mr. Wynn's review letter dated October 4, 2019 and the Fox Rothschild letter dated October 18, 2019. There was no public comment.

c) AutoZone Land Development Preliminary Plan – Mr. John Kornick, PE, K2 Consulting Engineers, Inc., was in attendance to present the AutoZone Preliminary Plan located on .62 acres within the PC-1 Zoning District at the corner of Route 113 and County Line Road at the former Pizza Hut location. Mr. Kornick stated the applicant is proposing the property be developed for an automotive and farm accessories retail store which is permitted by-right in the PC-1 Zoning District. Hours of operation will be Monday – Saturday, 7:30 AM to 10:00 PM, and Sunday from 8:00 AM to 9:00 PM. The proposal involves the removal of the existing restaurant building, and reconfiguration of the parking lot and access driveways to suit the proposed retail store use, and a 7,381 SF building with a 22-space parking lot. The site is served by public water by North Penn Water Authority and public sanitary sewer facilities provided by Souderton Borough. Mr. Kornick stated the applicant received relief from the Zoning Hearing Board on September 6, 2019 for parking, yard width for the front, side and rear, buffer yard width for the parking lot, and signage. Mr. Kornick reviewed Mr. Wynn's review letter dated October 10, 2019 and highlighted the following:

1. Waivers requested included the following: SLDO Section 140-45.G(4) which requires that 20 feet of open space must be provided between the outside wall of nonresidential buildings and parking spaces to provide access for fire-fighting equipment; SLDO Section 140-45.C(2) which requires parking spaces to be set back a minimum of 15 feet from the right of way and property lines; SLDO Section 140-45.G(1) which requires all perpendicular parking spaces to have minimum dimensions of 19 feet long by 9.5 feet wide; SLDO Section 140-37.C which requires street trees along the frontage of the site; SLDO Section 140-37.D which requires a minimum of 50% of the impervious parking lots to be shaded by installation of canopy trees; and SMO Section 134-20.C which requires that existing impervious surfaces shall be considered as meadow in the predevelopment condition for the purposes of complying with peak rate and volume control requirements of the Stormwater Management Ordinance.

2. Mr. Kornick noted correspondence was received from the Souderton Fire Chief and is okay with the site plan.

3. Mr. Kornick noted a tree was removed at the entrance to the site along County Line Road so the capital contribution will be in lieu of eight waived street trees instead of seven trees. A truck turning radius plan will be provided to Mr. Wynn.

4. The applicant is actively seeking approvals from North Penn Water Authority, Souderton Borough, PennDOT Highway Occupancy Permit for both access points, and Planning Module approval from the PADEP.

5. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, will be executed by the property owner to indemnify and hold the Township harmless of any liability related to the stormwater facilities within the PennDOT right-of-way, and requires the property owner to maintain the stormwater management facilities with the PennDOT right-of-way in perpetuity.

6. The applicant will address all of the engineering/drafting items.

Mr. Kornick stated the applicant would like to seek final recommendation from the Planning Commission for the project.

Motion was made by Mr. Hansen, seconded by Mr. Rush and carried unanimously to recommend preliminary/final plan approval for the AutoZone Land Development contingent upon Mr. Wynn's review letter dated October 10, 2019. There was no public comment.

Mr. Bill Roundtree of AZ Souderton, LLC, stated closing is scheduled for December. The existing owner did send a crew to try and clean up the property and it does not look great so they will do it themselves since it will be a few more months before construction.

4. PLANNING:

a) NPWA Land Development Waiver – Mr. Mike Shea was in attendance to present the North Penn Water Authority Land Development Waiver for a 15' x 20' prefabricated building, two 7.5 horse-power pumps, and a backup generator located at 2009 Clearview Road in the LI Zoning District. Mr. Shea continued to state customers along Cherry Road, Cherry Lane, and Cherry Drive will experience higher water pressure and will help approximately three dozen Hilltown Township residents. Mr. Wynn clarified the building is not residential and, therefore, a waiver from Land Development is requested by the applicant. Mr. Shea briefly reviewed Mr. Wynn's review letter dated September 26, 2019 and requested a recommendation from the Planning Commission to waive land development. Motion was made by Mr. Rush, seconded by Mr. Nogami and carried unanimously to recommend a Land Development Waiver to the North Penn Water Authority per Mr. Wynn's review letter dated September 26, 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) Mill Ridge Subdivision Revised Preliminary Plan – (formerly Assal Lands) – Curly Mill Road – 4 lots

9. PUBLIC COMMENT: None.

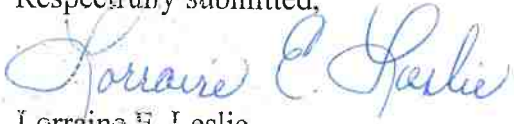
10. PLANNING COMMISSION COMMENTS: Mr. Christ stated, due to a scheduling change, the December Planning Commission meeting will be held on December 2, 2019.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Nogami and carried unanimously, the October 21, 2019 Hilltown Township Planning Commission meeting was adjourned at 8:18 PM.

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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).