

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, NOVEMBER 18, 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 was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the October 21, 2019 meeting – Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to approve the October 21, 2019 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Mill Ridge Subdivision (Formerly Assal) Preliminary Plan – Mr. Richard Carroll, Hallmark Homes Group, was in attendance to present the Mill Ridge Major Subdivision (formerly the Land of Assal Subdivision) located on a 20+ acre tract which consists of four single family detached dwelling units in the RR Zoning District and is in common ownership of 39+ acres in New Britain Township for a proposed eight single family detached dwelling development on a cul-de-sac road off of Curly Mill Road. Lots are proposed to be served by on-lot wells, and public sewer owned by Chalfont-New Britain Township Joint Sewage Authority. Mr. Carroll reviewed Mr. Wynn’s review letter dated November 6, 2019 stating the applicant will comply with all of the items contained in the review letter. Mr. Carroll reviewed the waiver requests as follows:

1. SLDO Section 140-28.M which specifies that no street shall be laid out or opened which extends to or crosses, any boundary between the Township and any other municipality except with the specific approval of the Board of Supervisors and upon such condition as the Township may impose. Mr. Carroll stated they will execute an intermunicipal agreement.

2. SLDO Section 140-27.B(11) which requires residential lot depth to be between one and three times the lot width.

3. SLDO Section 140-37.G which contains requirements for replacement trees/reforestation.

4. SLDO Section 140-17.B(1) which requires the plan to be drawn at a scale of not more than 1”=50’.

5. After discussion, it was the consensus of the Planning Commission to stop the sidewalk at the driveway apron on lot #5 and not bring it toward New Britain.

6. Maintenance of the entire roadway will be done by New Britain Township through an intermunicipal agreement.

7. Streetlights will be installed at the bottom of the cul-de-sac (the intersection at Curly Mill Road) and one at the top of the cul-de-sac along with driveway lampposts at each lot.

8. Mr. Wynn recommended both access ramps be removed.

Motion was made by Mr. Rush, seconded by Mr. Nogami and carried unanimously to recommend preliminary approval for the Mill Ridge Subdivision contingent upon Mr. Wynn's review letter dated November 6, 2019. There was no public comment.

b) Sensinger Major Subdivision Sketch Plan – Mr. Robert Showalter, PE, Showalter & Associates was in attendance, along with the applicant Jim Sensinger, to review the revised sketch plan for the proposed project consisting of seven single family detached dwelling lots located on 11.348 acres along the north side of Route 113 within the RR Zoning District; all having frontage on a proposed cul-de-sac road which is an extension of the road proposed as part of the pending 781 Minsi Trail Subdivision. Mr. Showalter stated a 100' landscape buffer was put on the back of all of the lots. Phase 1 will now consist of lots 1,2 &7 and will come out on to the temporary cul-de-sac. Phase 2 will consist of the remaining four lots. Mr. Showalter reviewed Mr. Wynn's review letter dated November 7, 2019 highlighting the following:

1. Items #5 through #11 are all will comply.

2. Discussion occurred in regard to the reverse frontage 100' landscaping buffer, the required 50' wide right-of-way on Route 113 (an arterial street), and the proposed waiver to permit a 30 feet wide right-of-way to reduce the area of the rear lots 1 thru 5 that is encumbered by the required reverse frontage buffer which would be an extra twenty feet of back yard. Mr. Wynn stated the 50' right-of-way requirement is in the Township's Comprehensive Plan as well as the Zoning Ordinance which defines lot area. Reducing the right-of-way from 50' to 30' results in one more lot in the development and this has never been done. Mr. Wynn stated this may be a zoning hearing issue. Mr. Showalter stated ground could be taken from lot #5 and lot #2 to shift the lot lines to meet the required amount which would be a waiver of the Subdivision Ordinance for lot line orientation. Mr. Showalter stated he would rather not go to the Zoning Hearing Board and do some adjustment to the lot lines middle two lots. Mr. Showalter continued to state he would propose a waiver for lots #6 and #7 for the required depth to width ratio and a waiver for lots #1 and #2 lot line that is not oriented substantially radial to the street line of the proposed road. An additional waiver may also be needed for the lot line between lots #3 and #4 in regard to the orientation and to comply with the 50' right-of-way. The applicant would also be asking for a waiver in regard to improvements along Route 113.

3. Mr. Showalter stated the applicant is planning to meet with Lynn Builders to discuss the temporary cul-de-sacs. He noted the planting buffer would have to be done as part of Phase 2 and he will re-number lot #7 to lot #3 so Phase 1 will be lots #1, #2, and lot #3.

It was the consensus of the Planning Commission for the applicant to revise the lot lines in the buffer as subtle as possible and return with a new sketch plan. No action was taken.

c) Bank of America Kiosk Land Development Waiver – The applicant asked to be postponed to a future date to be determined.

4. PLANNING: None.

5. ORDINANCES: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS:

a) Wildemore Agricultural Security Application – Mr. Wynn stated an application was received from Mr. & Mrs. Wildemore to request their 11.49-acre property at 977 Upper Stump Road, New Britain Township, be added to the Hilltown Township Agricultural Security Area. Motion was made by Mr. Rush, seconded by Mr. Nogami and carried unanimously to recommend the Wildemore property located at 977 Upper Stump Road be placed in Hilltown Township's Agricultural Security Area. There was no public comment.

8. PLANS TO ACCEPT FOR REVIEW ONLY:

a) Venue at Hilltown Proposed Zoning Ordinance Amendment – Mr. Wynn stated documents were received for review-presentation/discussion tentatively scheduled for the December 2, 2019 Planning Commission meeting.

b) Rosenberger Minor Subdivision – two lot subdivision on Minsi Trail within the RR Zoning District – Mr. Wynn noted the Rosenberger Minor Subdivision will be on the Planning Commission agenda for December 2, 2019.

9. PUBLIC COMMENT:

June Brauer, 304 Swartley Road, stated she is opposed to changing the zoning for the Venue at Hilltown project. Mr. Wynn stated there will be a presentation at the next Planning Commission meeting by the applicant, comments and questions by the Planning Commission, and an opportunity for the residents to speak.

Neil Barella, 505 Swartley Road, asked how taxpayers find out information on the Venue at Hilltown proposed project. It was noted the project is available for the public to view by filling out a Right-to-Know request form at the Township building. Mr. Barella noted some properties on Route 309 are a disgrace to Hilltown Township and are owned by one of the parties associated with the project.

Kathy Cassel, 914 Broad Street, stated she has requested many different files for review from the administration at the Township and they have been cooperative and gracious and do a great job.

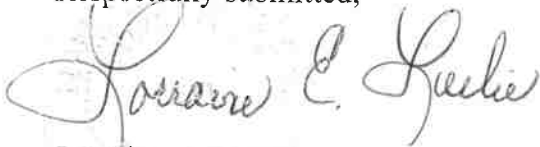
Mr. Wynn stated Article 10 in the Zoning Ordinance, Section 160-109 talks about a private petition for the submission of an amendment and the requirements that go to the Township Planning Commission and Bucks County.

10. PLANNING COMMISSION COMMENTS: Mr. Christ stated the next Planning Commission meeting will be on December 2, 2019. The Board of Supervisors will be having their meeting on December 16, 2019. The January Planning Commission will be on Tuesday, January 21, 2020.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Hansen, seconded by Mr. Rush and carried unanimously, the November 18, 2019 Hilltown Township Planning Commission meeting was adjourned at 8:30 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).