

HILLTOWN TOWNSHIP
WORK SESSION
RE: PROPOSED CHANGE IN ZONING ORDINANCE
February 15, 1988

The work session between the Hilltown Township Supervisors and Planning Commission was called to order by Chairman Grunmeier at 7:30 P.M..

Members present were: Robert H. Grunmeier, Chairman
Betty J. Kelly, Vice Chairperson
William H. Bennett, Supervisor

Planning Commission: Kenneth Bennington, Chairman
Jack Fox, Member
Jay Poggi, Member
Charles Barclay, Member

Others present were: James H. Singley, Township Manager
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer

John Brennan, a member of the P.C. was unable to attend this meeting.

Referring to sections of the proposed ordinance, amending the provisions of the Hilltown Township Zoning Ordinance of 1983, the following was discussed:

Table of Use Regulations, Section 404, F (Utilities).

Mr. Bennington suggested F4, Terminal listed as "Yes" in HI District, be changed to "SE" (Special Exemption). Mr. Fox questioned "SE" under Airport, HI District, stating that there is not enough land area to accommodate an airport in this district. Mr. Fox also recommended enlargement of the HI District; Mr. Bennington agreed. Mr. Barclay suggested continuing the HI District further south of Reliance Road. Referring to a map, there was discussion regarding possibility of extending HI District through Lot #8 and along Lot #9 (but staying away from houses in that area).

Mr. Bennington stated that the concensus of P.C. opinion is that proposed use of Use F5 for Airport or Heliport should be permitted as a SE in the RR District; Heliports should be permitted in the HI and LI Districts when incidental to other permitted uses. He further stated that Use F-4 should be designated as a Bus Terminal (not merely a "Terminal"); reference to Heliport should be deleted from Terminal definition in the Z.O.; Use F-4 should be permitted as a SE in PC-1; PC-2; HI; and LI Districts. P.C. further recommended that Use F-1, Public Utilities, should specifically exclude facilities such as generating facilities and substations (definition of Use F-1 should be explicit and more thoroughly defined.) There was further discussion regarding the complete exclusion of these generating facilities; Mr. Barclay suggested limiting this use to one specific area (possibly HI or LI).

Mr. Bennington stated that he spoke with PennDOT and FAA regarding Airports use in the ordinance. They advised him to make the ordinance very general, since a permit must still be obtained from the Township and the FAA and PennDOT would have input. Chairman Grunmeier indicated he sent a letter to Rep. Wilson regarding this matter, who forwarded information to Mr. Grabowski.

Need for control of Ultra-Lights was also discussed and the need for a permit. Mr. Grabowski indicated that the biggest problem is the landing of Ultra-Lights in private fields.

Resource Recovery:

Mr. Bennington stated that the P.C. believes trash transfer facilities should be addressed on a regional basis; that Upper Bucks trash to steam plants and BCPC plants should be encouraged. He further stated that consideration should be given to a joint municipal authority so that there is regional cooperation among all municipalities and townships in Bucks County. Chairman Grunmeier agreed that it is the job of the County Commissioners and that they should take care of the trash problem in the County. Mr. Bennington stated that Use G-5 should be conditioned upon a reasonable examination of the entire Bucks County area and should be utilized on a Bucks County basis. (Use G-5, Resource Recovery Facility should be left as a SE in HI District only, on a regional type basis.) Mr. Bennington stated that the ordinance should require an environmental impact study for any special exemption (SE) in Use G-5 for trash facilities. Mr. Fox expressed concern over a private firm bringing trash from other areas.

Mr. Bennington indicated that under Use G-5 (a), a paragraph should be included for a trash to energy facility. He also stated that each use included under Use G-5 should have specific setback and minimum lot size requirements. Further, lot size for incinerators should be greater than those required for transfer stations, depending on what is to be placed there. Mr. Bennington stated that Use G-5 should be serviced with public water and sewer facilities.

Mr. Barclay discussed co-generation of electricity and that the idea of "waste to energy" should be considered in the future. Mr. Poggi stated that it would cost a great deal of money to build a co-generator. Mr. Singley agreed, but also stated that there is always the possibility of a co-generator being built by a private source. Mr. Grabowski stated that there is no real definition of municipal solid waste or what it includes, and that this should be addressed when rewriting a new ordinance.

Mr. Bennington indicated that a traffic impact study is required in an industrial zone; in addition to a wetlands evaluation (since 1/3 of the area contains Doylestown soils). He stated that the P.C. raised questions regarding minimum lot area of 10 acres in Use G-5. Mr. Grabowski questioned if there should be a different minimum or maximum acreage for each use. There followed discussion regarding amounts of acreage required for varied uses.

Use G-5, Item (d), Mr. Wynn questioned why there is a 100 ft. requirement for resource recovery parking facilities and a 50 ft. requirement for other industrial uses. Mr. Barclay stated the intent could be to allow for other commercial vehicles. Mr. Fox suggested that the Township receive input from neighboring municipalities regarding requirement of widening of roads when an industrial use is involved.

Mr. Bennington noted that there is no definition for "internal streets" and this should be addressed.

Public Comment:

Mr. Vincent Pischl stated that the industrial area is a heavily traveled thoroughfare and suggested (as BCPC recommends) that comments be requested from PennDOT to determine if traffic will allow what has been proposed.

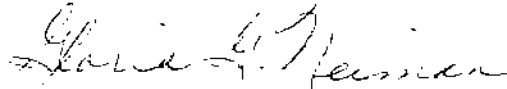
Mr. Ron Theiss questioned if other municipalities would agree to the regional planning concept. Mr. Fox answered that the Pennridge Group, the Upper Bucks Group and the Quakertown P.C. Group could band together to form an authority.

Mr. Grabowski addressed this issue, stating that the Quakertown group of municipalities attempted to create a regional plan by which certain uses should not be allowed in every township. At that time, each of the municipalities adopted an ordinance entitled "The Quakertown Area Zoning Ordinance", and Haycock Township was taken to court on that matter -- a result of that suit was that the Municipalities Planning Code was amended to allow for regional ordinances. Mr. Grabowski cited several court cases regarding sanitary landfills and quarries and discussed same with members of the Boards. He indicated he is in favor of the idea of regional planning; however, at this point in time, the courts would probably vote it down. Mr. Graabowski suggested that resource recovery facilities be required to be municipally owned and/or operated. He indicated that he would prefer this approach to regional planning. There followed discussion regarding resource recovery facilities being owned by municipalities verses a regional planning concept.

A meeting will be held on March 14, 1988 for further discussion of this subject.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Gloria G. Neiman
Township Secretary

Note: These minutes typed from tape recorded information.