

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, NOVEMBER 16, 2020**

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, Jon Apple, Eric Nogami, Frank Henofer, and Township Engineer, Timothy Fulmer.

1. APPROVAL OF MINUTES – Action on the minutes of the October 19, 2020 meeting – Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to approve the October 19, 2020 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) County Line Plaza Land Development Final Plan – Mr. Matthew Chartrand, P.E., Bohler Engineering, was in attendance to present the County Line Plaza Final Land Development Plan that proposes to develop a 5,750 SF multiuse building with a medical office (3,200 sf) and eating place (2,400 sf) with a drive thru, as well as redevelopment of an existing parking lot all located in the PC-1 Zoning District on the 16.033 acre shopping center along Route 113. Mr. Chartrand stated the highway occupancy permit from PennDot should be issued any day. Items discussed from C. Robert Wynn Associates, Inc. review letter dated October 20, 2020 included the following:

1. The applicant will submit a capital contribution in lieu of installing required landscaping in an amount equal to the cost to install the required trees (5 canopy trees for parking lot shading and 8 replacement trees).

2. The applicant has received approval from Souderton Station 74 relative to site access and fire-fighting concerns for the project.

3. As indicated, the highway occupancy permit from PennDot will be forth coming which will include the sidewalks.

4. The architectural rendering of the proposed structure has been submitted

5. The applicant will comply with the execution of the Stormwater Facility Operation and Maintenance Agreement.

6. The applicant has received a will serve letter from North Penn Water Authority in regard to public water for the project.

7. The applicant has received approval from Souderton Borough stating the Planning Module has been reviewed and they will service public sewer to the new building.

8. The applicant has received approval from the Bucks County Conservation District in regard to the erosion and sediment control plan for the project and will submit an updated copy if needed.

9. The applicant will comply with the execution of the Development/Financial Security Agreement.

Mr. Chartrand acknowledged the sidewalk goes all of the way to the bank property.

Motion was made by Mr. Rush, seconded by Mr. Apple, and carried unanimously to recommend conditional final plan approval for the County Line Plaza Land Development contingent upon the items contained in the C. Robert Wynn Associates, Inc. review letter dated October 20, 2020. There was no public comment.

b) Bucks County Auto (Arinsberg) Land Development Sketch Plan – Mr. Wayne Kiefer, P.E., Showalter & Associates, Inc., along with applicant, Mr. Michael Arinsberg, were in attendance to present the sketch plan for the proposed expansion (1,280 SF) of an automotive repair facility, construction of a 2,880 SF storage building, and expansion of parking facilities on a 1.26 acre parcel located along the west side of Dublin Pike within the PC-2 Zoning District. Mr. Kiefer stated several variances may be needed in regard to parking and rear yard setback. Discussion included the following:

1. Mr. Arinsberg, property owner, stated he sold his property in Perkasio and would like to combine his business into one location. He would like to add two more bays into the existing shop and put up the pole building for storage so he can get rid of the truck bodies.
  2. Mr. Kiefer stated the property is very narrow with 100' of road frontage and 550' deep. He continued to state they will need to work around the existing building and house.
  3. Mr. Kiefer stated, in regard to waivers, they will be requesting a waiver for road improvements to the front of the site, parking design for the required setback, the planted islands, and a paved surface. The rear of the property is a stone parking lot, and they would like to leave it in stone.
  4. Mr. Kiefer stated the parking variance would be for the amount of parking on the site. Auto repair requires one parking space per 100 SF which would be 58 spaces that would be required, and 13 additional spaces for the 1,200 SF addition, and another 29 spaces for the storage building in the back. The applicant estimates he would need between 25 and 30 parking spaces.
  5. Mr. Kiefer stated they would be asking for variances for rear yard setback, buffer, and woodland disturbance. The storage building was pushed all the way back which would require a variance of the rear yard setback from 50' to 30' to allow more parking area in the middle of the sight.
  6. Mr. Kiefer stated they are requesting a buffer yard variance of the 15' buffer yard required around the entire sight along with a variance for an increase of 40% woodland disturbance to 55% woodland disturbance at the back of the sight, if they kept the current layout. Mr. Kiefer stated he believed the back of the property is restricted open space.
- Planning Commission discussion consisted of the 30' setback on the back of the property as opposed to the required 50' setback, the possibility of moving the storage building into the property further if relief was given for the number of parking spaces (which would also take out the woodland disturbance variance), and the use of the adjoining properties.
- In general, Mr. Nogami stated he would be in favor of the project if the parking count could be reduced but less inclined to waive the rear set back and woodland disturbance. He continued to state he is cautious of losing the buffer as well.

Mr. Christ confirmed the owner does not have a dealer license. Mr. Christ continued to state he is in favor of the project and his biggest concern is the storage barn in the back with the set back and would like to see the building brought forward. Mr. Kiefer stated if they can get relief from the number of parking spaces, they would be able to bring the storage building forward to meet the required setback.

Mr. Rush confirmed the applicant would be looking for a waiver for street improvements. Discussion ensued in regard to the possibility of the neighboring properties doing street improvements if they were ever to be developed.

Mr. Fulmer stated if the parking is reduced, it would change impervious coverage, and if the building could be further up front on the property, it would be a benefit for stormwater management as well.

Being the project was a sketch plan, no action was taken by the Planning Commission.

c) Gordon Builders Minor Subdivision Plan – Mr. Jim Rudolph, P.L.S., Metz Engineering, along with the applicant, Mr. Bob Gordon, were in attendance to present the minor subdivision plan on 5.514 acres located along the northeast side of Blooming Glen Road within the RR Zoning District. The applicant proposes to subdivide the property into two lots with Lot 1 (4.079 acres) containing an existing single-family detached dwelling, and existing detached garage. Lot 2 (2.133 acres) is designated for a new single-family home in the future. Lot 1 is served by an on-lot well and public sewer facilities. Lot 2 is proposed to be served by public water and sewage disposal facilities. Mr. Rudolph stated the applicant has submitted an application to the Zoning Hearing Board for a variance from the side yard setback to permit the existence of the detached garage. Mr. Rudolph stated all of the items contained in the Wynn Associates, Inc. review letter dated November 5, 2020 are all “will comply” and discussed the following:

1. Mr. Rudolph stated a variance for the existing garage is needed because it requires a side yard setback of 25’ where there is only approximately 21’.
2. Mr. Rudolph stated the applicant will submit a legal description for the proposed drainage easement for review along with the easement documents.
3. Mr. Rudolph reviewed the requested waivers:
  - a. SLDO Section 140-16.B(1) which requires the plan to be drawn at a scale of 1”=50’ or 1”=100’. The applicant is requesting a waiver to draw the plan at a scale of 1”=40’.
  - b. SLDO Section 140-17.D which requires existing features to be provided within 100 feet of the site if deemed necessary by the Township.
  - c. SLDO Section 140-27.B(11) which requires residential lot depth to be between one and three times the lot width.
  - d. SLDO Section 140-29.D(1) which requires cartway widening of Blooming Glen Road (to provide a 14 feet wide half width) within the frontage of the site.
  - e. SLDO Sections 140-35 and 140-36 which require curb and four feet wide concrete sidewalk along existing streets within the frontage of the site. Mr. Rudolph stated the applicant agrees to provide the cost estimate and will submit the fee-in-lieu of curb/sidewalk installation.

4. Mr. Rudolph stated the applicant requests deferral of the requirements to design improvements on Lot 2 until the time of building permit application. He continued to state the applicant will comply with the execution of the Declaration of Covenants, Conditions, and Restrictions prepared by the Township Solicitor.

5. Mr. Rudolph stated the applicant has already applied for the driveway permit for Lot 2.

6. Mr. Rudolph stated an email was received from Hilltown Township Water and Sewer Authority which states that the Authority currently has adequate capacity to serve Lot 2 with public water facilities. Lot 1 is served by an on-lot well, which will remain. A formal letter will be sent upon plan approval.

7. Mr. Rudolph stated the lots are proposed to be served by public sanitary sewer owned by HTWSA. Lot 1 is currently served by public sewer. A Sewage Facilities Planning Module Exemption Mailer was submitted to the Township. It is on hold until the plan is approved and HTWSA submits the will serve letter.

8. Mr. Rudolph stated the barn on the site has been already removed and the plan will be updated.

9. Mr. Rudolph stated a legal description for the right of way easement of Blooming Glen Road will be submitted for review to the Township.

10. Mr. Rudolph stated all lot and right of way monuments will be installed and certified.

11. Mr. Rudolph stated the applicant will agree to provide the fee in lieu of recreation land dedication to the Township.

12. Mr. Rudolph stated the plan will be revised to reflect three signature lines for the Board of Supervisors.

Mr. Rudolph stated the plan was submitted as a combined Preliminary/Final approval, they will comply with all of the requirements before going in front of the Board of Supervisors and would like to move forward with the Planning Commission. Discussion ensued regarding the sidewalk that was removed in front of the existing house, the proposed plan for the sidewalk in front of lot 2, a demo permit was obtained for the removal of the two barns, and the pool was salvaged. Mr. Fulmer stated Blooming Glen Road is a state highway, so therefore the Township has less say regarding removal of existing sidewalk, and a driveway entrance somewhere along the frontage of lot 2 will interrupt whatever sidewalk remnants are there anyway. Mr. Fulmer continued to state PennDot does not require sidewalks. Mr. Gordon stated if he does not get the variance from the Zoning Hearing Board for the garage setback, he would shave the garage to comply. The Planning Commission agreed to recommend Preliminary approval for the project at this point. Motion was made by Mr. Rush, seconded by Mr. Apple, and carried unanimously to recommend Preliminary Plan Approval for the Gordon Builders Minor Subdivision contingent upon Wynn Associates, Inc. review letter dated November 2, 2020. There was no public comment.

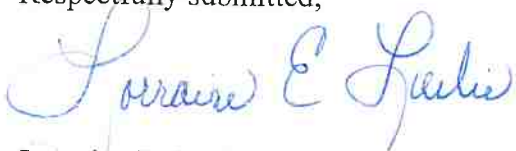
5. PLANNING:

a) Lohin Subdivision Sewage Facilities Planning Module – Mr. Fulmer stated a 7 lot single family detached dwelling subdivision in New Britain Township is proposed to be served by

HTWSA treatment facilities (Berry Brow Wastewater Treatment Plant) in Hilltown Township and PADEP requires Hilltown Township to execute a Sewage Facilities Planning Module Component 4A for the project. Chairman Dave Christ executed Component 4A of the Lohin Subdivision Planning Module.

6. ORDINANCES: None.
7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.
10. PUBLIC COMMENT: None.
11. PLANNING COMMISSION COMMENTS: Mr. Fulmer stated Bob Wynn has retired after many years serving Hilltown Township and is being retained by Wynn Associates, Inc. as a consultant. Mr. Fulmer continued to state Wynn Associates, Inc. consists of himself, Steve Baluh, and Curt Genner.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Henofer, seconded by Mr. Nogami and carried unanimously, the November 16, 2020 Hilltown Township Planning Commission meeting was adjourned at 8:33 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).