

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JULY 19, 2021**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:00 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 June 21, 2021, meeting – Motion was made by Mr. Rush, seconded by Mr. Henofer, and carried unanimously to approve the June 21, 2021, meeting minutes with one addition on page 4, line 12, which should read: “In regard to the buffer, Mr. Sensinger stated . . .” There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Homestead Farm Subdivision Monitoring Well Network – Jeffrey Clark, P.G., – 5 Lot Residential Development – 820 Broad Street: Mr. Jeffrey Clark, P.G., Valley Environmental Services, Inc., was in attendance and stated, in regard to the Homestead Farm Subdivision monitoring well network, the test well has been installed on Lot #5 for the study. The well on lot #1 has also been installed and will be used as an on-site observation well along with the well for the existing dwelling. Letters were sent out to the fifteen adjacent property owners with four replies received agreeing to having their wells monitored. Mr. Clark continued to state he will be doing the well monitoring sometime in August/September depending on his schedule. Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to approve the proposed monitoring well network plan for the Homestead Farm Subdivision contingent upon Wynn Associates, Inc. review letter dated June 28, 2021. There was no public comment.

b) Inline 309 Land Development Waiver – Frank Reago – Recreational/Entertainment – 2117 Bethlehem Pike: Mr. Rod Cunningham, P.E., Holmes Cunningham, LLC, along with applicant, Frank Reago, were in attendance to present the Land Development Waiver plan for Inline 309 located at 2117 Bethlehem Pike. The applicant proposes a minor expansion, within the existing footprint, for a frozen ice-skating rink four months out of the year and then convert it to an outdoor roller rink the rest of the year, along with a proposed wiffleball field within a grass area, re-stripping of the existing parking lot, and construction of a future parking lot, if needed. Mr. Reago stated it was a tough four months with COVID and he is looking to keep going so skating can be done outside, especially for the kid’s camp that he holds in the summer. Mr. Reago stated there is already lighting poles in the parking lot but will comply with the ordinance and provide a lighting plan if necessary. Their intentions are to add no impervious and provide 90 parking spaces which is more than enough for the operation. Mr. Cunningham stated the revised plan, dated July 13, 2021, is based on the comments in the Wynn Associates, Inc. letter dated July 2, 2021. Mr. Cunningham reviewed the Wynn Associates, Inc. letter dated July 2, 2021, summarizing the following:

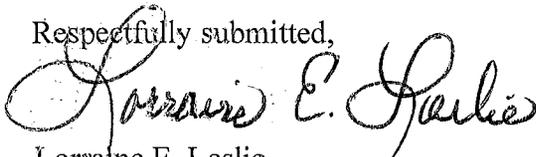
1. The rink will be moved to come into compliance with the rear yard setback so relief will not be required from the Zoning Hearing Board.
 2. The applicant will be maintaining or enhance the existing buffer.
 3. The existing impervious surface will be maintained.
 4. Ninety spaces are more than enough parking as most patrons are dropped off at the facility. Mr. Fulmer stated the use may be classified as E9 – Entertainment – and parking is specified as one space per anticipated user plus one space for each employee.
 5. The dumpster will be relocated, and the existing propane tanks are filled with a hose. A small shed was added for the Zamboni storage. The applicant agreed to submit the plan to the servicing Fire Department for review.
 6. The applicant will comply with the lighting requirements. Mr. Reago stated if LED bulbs are used, there will be plenty of lights for the rink and there will be no bright lights in regard to the neighbors. Mr. Fulmer stated if they are going to modify the lights that are currently there, add lights, or change them in any way, including the wattage, they have to comply with the ordinance and submit a lighting plan for review.
 7. The applicant will work with the water and sewer authorities to receive their approvals.
 8. The applicant will comply with the Bucks County Conservation District requirements.
 9. The applicant will comply with the Waiver of Land Development Ordinance requirements. Mr. Fulmer stated with the waiver of land development, the project will require a zoning permit application and a building permit would be issued for the structure.
- Motion was made by Mr. Apple, seconded by Mr. Rush, to recommend a Land Development Waiver for Inline 309 contingent upon the plan submitted with the July 13, 2021 revision date. Discussion ensued regarding the impact to the surrounding neighbors and the existing buffer. It was noted there is no public notification for a land development waiver. Mr. Cunningham stated the applicant would install some evergreen trees on the Mill Road side of the project and on the eastern side.
- An amended motion was made by Mr. Apple, seconded by Mr. Rush, and carried unanimously to recommend a Land Development Waiver for Inline 309 contingent upon the plan submitted with the July 13, 2021, revision date and to develop a proposal to put in evergreen buffering where there is no existing trees or where there is only deciduous trees along the Mill Road frontage and along the northern side of the property to provide more of an all year round buffering which would enhance the screening of the facility. There was no public comment.

c) MRC Signs Land Development Sketch Plan – Jason Smeland, P.E. – Commercial/Industrial Crafts – 704 Route 313: Jason Smeland was in attendance, along with applicant Matt Clift, MRC Signs, to present a sketch plan on a 2.15-acre tract located along the southwest side of Route 313 within the PC-2 Zoning District which is proposed to be developed for a commercial/industrial crafts (G8) use, with an accessory office/storage (I4) use. The applicant proposes the construction of a 6,400 SF commercial/industrial crafts building, 26 space parking lot, and conversion of an existing single family detached dwelling into a 1,511 SF office and 756 SF storage building. The site is served by on-lot water and on-lot sanitary sewage facilities. Mr. Smeland stated there are some zoning issues that they will have to work through and would like the Planning Commission's input on the project. Discussion ensued in regard to

the proposed use, the prior owner approval for office use in 2006, a possible retail area, parking/driveway requirements, and zoning relief for buffer requirements in regard to the residential properties on either side, relief from the public water and public sewer requirement, and an interpretation by the Zoning Hearing Board on the use. Mr. Smeland stated the applicant will be requesting a waiver of road improvements. The Planning Commission was in favor of the project and Mr. Christ stated it encourages the commercial development along the arterial roads of the Township as part of the Comprehensive Plan.

4. PLANNING: None.
5. ORDINANCES/RESOLUTIONS: None.
6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Fulmer stated he received a Preliminary Plan for the Mini Storage on Keystone Drive, and the Bogotuk Lot Line Change.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Mr. Christ stated he will miss the September Planning Commission meeting.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Henofer, and carried unanimously, the July 19, 2021, Hilltown Township Planning Commission meeting was adjourned at 8:07 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).

