

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, OCTOBER 18, 2021

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman Dave Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Brooke Rush, Jon Apple, Frank Henofer, and Township Engineer, Timothy Fulmer. Eric Nogami arrived at 7:07 PM.

1. APPROVAL OF MINUTES – Action on the minutes of the September 20, 2021, meeting – Motion was made by Mr. Apple and seconded by Mr. Henofer to approve the September 20, 2021, meeting minutes as written. The motion passed 3-0-1 with Mr. Christ abstaining from the vote. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Telford Hauling Facility Expansion Land Development Sketch Plan: Max Dickman, Director of Real Estate for Waste Management, along with Curt Hanstine, consultant for Waste Management, were in attendance to present a sketch plan of a proposed expansion of the truck storage facility on TMP #15-1-7 (300 Progress Drive) by constructing 22 truck parking spaces, and also proposes to acquire adjacent TMP # 15-1-7-1 (4622 Bethlehem Pike) to construct 48 additional truck parking spaces, with access proposed to Bethlehem Pike via a new driveway, with possibly the potential of adding a new office building. TMP #15-1-7-1 contains a single family detached dwelling, accessory structures, and driveway access all of which will be removed as part of the proposal. Both parcels are zoned in the HI (Heavy Industrial Use) Zoning District. The site is bounded to the north by land in commercial/residential use, to the south by a non-conforming junkyard/residence, to the east by Bethlehem Pike, and to the west by industrial uses. The wetland studies have been completed and the traffic study has been submitted to PennDOT and is currently under review. Mike Ramos, Senior District Manager, and Lisa Gibbis, discussed the following:

1. Trucks are currently parked below the maintenance shop accessed off of Progress Drive.
2. Mr. Fulmer stated they store their trucks on the property that they currently own, store some containers, utilize the maintenance building, along with some trailers for office space. According to the sketch plan, they would like to add some parking on this parcel as well as expand into the property that they would like to purchase for additional parking with access from Bethlehem Pike.
3. Main points are the side setbacks that need to be thirty-five feet as opposed to twenty feet, and the use. Mr. Fulmer stated, going back to the mid-90's, a Special Exception was granted from the Zoning Hearing Board to expand the non-conforming use on the property that they currently own for the parking and storage use that was considered, at the time, an H-9 Outdoor/Wholesale Storage Use. This use is permitted, in the current ordinance, by Conditional Use in this Zoning District. Mr. Fulmer stated he has to check with the Zoning Officer, but the Use has to be clarified; H-9 Outdoor/Wholesale Storage, G-1 Truck Terminal, or G-9 Truck Business. If the use is an H-

9, the applicant would have to go through the Conditional Use process. If the use is a G-1 or a G-9, a use variance would have to be obtained from the Zoning Hearing Board. Mr. Fulmer stated the Zoning Officer was erring towards the H-9 use and read the definitions of each use from the Zoning Ordinance. Mr. Fulmer continued to discuss the buffer yard requirements in regard to a non-residential use butting up against a residential use. In addition, Mr. Fulmer stated, in regard to the site calculations that need to be done, the applicant may want to consider consolidating the properties as one parcel rather than keeping the two separate parcels. It was noted by the applicant, their thought is they would like to keep both parcels separate.

4. Discussion ensued in regard to the Bethlehem Pike entrance as opposed to keeping it on Progress Drive. It was noted by the applicant that it is a matter of efficiency and that creating one way traffic in and out is a safety issue. The driveway will be used mostly by outbound trucks. It was noted by the applicant, PennDOT requires a right hand turn out and no left hand turn in from Bethlehem Pike. The Township could possibly waive some road improvements and require a fee.

5. Mr. Fulmer described Type 5 and Type 4 buffers as the Planning Commission would like to see more enhanced buffers than what is required.

6. Ms. Gibbis stated they run fifty-eight routes out of their facility every day and have approximately 10% trucks in reserve.

7. To summarize, Mr. Fulmer stated, to move forward with the project, the applicant should contact the Zoning Officer to determine the use of the property before applying for a Conditional Use or a Variance.

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

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 plans were received for the Homestead Farm Subdivision and RG, LLC Land Development for next month.

9. PUBLIC COMMENT: None.

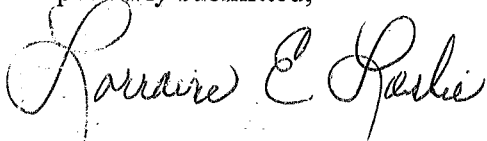
10. PLANNING COMMISSION COMMENTS: Mr. Christ thanked Mr. Rush for stepping up as Chairman of the Planning Commission last month in his absence.

11. PRESS CONFERENCE: None.

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12. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Nogami, and carried unanimously, the October 18, 2021, Hilltown Township Planning Commission meeting was adjourned at 7:52 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lorraine E. Leslie". The signature is written in black ink and is positioned above the printed name.

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).