

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, NOVEMBER 15, 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, Frank Henofer, Eric Nogami, and Township Engineer, Timothy Fulmer. Jon Apple was not present.

1. APPROVAL OF MINUTES – Action on the minutes of the October 18, 2021, meeting – Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to approve the October 18, 2021, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Sycamore Equities, LLC Conditional Use: Dan Lyons, Esq., Obermayer Rebmann Maxwell & Hippel, LLP, along with Phil Chant, Chant Engineering Co. Inc., were in attendance to present a Conditional Use plan for 819 Blooming Glen Road. Mr. Lyons stated the parcel is .0781 acres located in the VC Village Center Zoning District and is improved with a single-family dwelling. The applicant proposes to convert the existing dwelling into a B-5 conversion with seven (7) efficiency dwelling units. The project has a long history, dating back to 2019, and the Township has been closing involved with the project as currently proposed with prior staff meetings and a prior zoning determination involving the project as well. Mr. Lyons stated they request a conditional recommendation for conditional use approval. Mr. Lyons reviewed Wynn Associates, Inc. review letter dated November 4, 2021, and highlighted the following:

2.A Mr. Lyons stated the units are efficiency units and not the one-bedroom apartment use and the plan will be adjusted, as necessary. Even with the efficiency units, they are over the minimum lot area, and they will be requesting a variance from that section from the zoning ordinance.

2.B The plan will be amended to include the correct setbacks and noted the plan is compliant with the side and rear yard setbacks and noted the front yard setback is an existing non-conforming condition as it is today, and they are not proposing to go further into that setback.

2.C They will comply with all requirements of the Pennsylvania Department of Licenses and Inspections.

2.D In reference to Section 160-23.B(5)(f) of the Zoning Ordinance, which states the size of the building shall not be increased to accommodate a greater number of dwelling units, Mr. Lyons stated they are removing approximately 1,000 square feet of floor area that is coming off of the attic, so the building is actually decreasing the floor area. The construction work is actually in relation to the existing dwelling, B-1, or the existing single-family dwelling. If it is determined by the Zoning Officer, or the Township Engineer, that they need a variance for this, they will add it to the relief they are requesting from the Zoning Hearing Board.

2.E With respect to the fire escapes and stairways, in the front elevation plan, there is a depiction of a staircase on the left side that will be removed from the plan. The side elevations still show fire escapes and stairways. The applicant is willing to request a variance if it should be

necessary. They are also willing to screen some of the exterior stairways and the fire escapes from those side elevations and side view, so they will not be as visible from the street.

Mr. Lyons stated, in general, the proposal does meet the general conditions and criteria for Conditional Use approval as the accesses are safe, the use is compatible with surrounding areas, and it will not hurt the character of the neighborhood. It will be a great improvement to the building, the property, and the immediate neighborhood. Mr. Lyons continued to state they are requesting conditional recommendation of approval because they understand that a variance, or maybe two, or potentially three, is going to be required, however, they hope that, in the event the relief is granted by the Zoning Hearing Board, the Planning Commission could recommend approval of the Conditional Use to the Board of Supervisors.

Mr. Rush stated he was one of the other bidders on the property who made an offer. He continued to state he is glad to see it fixed up and not torn down. He questioned the existing single-family residence.

Mr. Fulmer stated, it is his understanding, the Township Zoning Officer issued a permit to make the existing building into a single-family home which included the addition on the back for the garage that is currently under construction. It was noted by Mr. Lyons and Mr. Chant that the garage is done. Once the garage is final from the Township, then, respectfully, they have a single-family home that they are now going to apply for the permits to use the residential conversion use. Mr. Fulmer stated he would have to defer to the Zoning Officer on the terms of interpretation of a single family and the residential conversion use.

Mr. Rush stated the Planning Commission, traditionally, has the Zoning cleared up before coming to them. In addition, as part of the application, the applicant has added the addition on the back with the garage. The intent of a conversion is to take an existing building and to convert it without making it any larger. He struggles with the concept that the garage has been added with a full living space above it and that is one of the units that is part of the seven.

Mr. Lyons stated the construction of the new garage is part of the single-family aspect. Technically, the use is going to be a single-family use and the construction of the addition of the garage is in conformance with a single-family use. Then it is going to be converted from a single family to a B5 conversion. This has been extensive conversations with the Zoning Officer, and the Township, with the history of the whole thing to get to this point. That was what was agreed to and understood between all of the parties involved.

Mr. Chant stated the Village Commercial Zoning allows you to declare a property a single-family residence. They met with David Taylor who agreed.

Mr. Rush stated he believes it is a pre-existing non-conforming structure because it does not meet the side yard requirements and there would be limits to what can be added on.

Mr. Fulmer stated the structure is non-conforming with respect to front and side yard, as long as they are not increasing the non-conformity further into the setbacks.

Mr. Lyons stated with the conversion to the residential, the side yard is twenty feet, so they are in compliance with the side yard, and it will be corrected on the plan.

Mr. Rush asked if, on the current permit that they have which is for the garage and the space above it, also shows a plan changing the existing building without adding the dormers. Mr. Chant stated they met with the Zoning Officer, did the plans, and met with the Township. Because they were putting an addition on prior to doing the declaration to make it a single family, the Township

wanted to break out the garage as a separate permit which they did. The plans were for everything, but the Township asked for a set of separate plans for the garage along with the regular plans. The Township said, when the garage is finished, they will get a permit for the rest of the job. He continued to state, he has an email from the Zoning Officer with those exact words.

Mr. Fulmer read section 160-62.A from the Zoning Ordinance which deals with expansion or alteration of non-conforming structures stating: "A structure which does not conform to the dimensional, area, parking, buffer, environmental and all other requirements of the district and this chapter may be extended only if the extension meets all the requirements of this chapter. Such a structure may be extended by right along the building lines of the existing nonconformity in keeping with all applicable requirements of this chapter."

Mr. Chant confirmed the Zoning Officer saw the plan with all of the dormers and all of the seven units and, at no point, he was advised to go in for a conversion.

Mr. Chant stated the word "shop" on the plans is just a place for him to work on his car and that his son will be living above the garage.

Mr. Fulmer stated there is a requirement for the buffering of the parking lot depending on the use.

Mr. Lyons stated they will at the least need Zoning relief for the lot areas.

Mr. Fulmer suggested the Zoning Officer should offer a determination on several items.

Mr. Fulmer stated the Zoning Ordinance does not have a specific definition for efficiency apartments, but it has different requirements. It is something that has to be added to the ordinance in the future just to be clear. Mr. Rush stated it is up to the Planning Commission to have the rules correctly written.

Mr. Fulmer stated he has no concerns with the four parking spaces next to the building.

Mr. Lyons stated a letter was received from Jim Groff stating the property currently has 2 EDU's and will need five additional.

Mr. Henofer stated they will be getting an eyesore fixed up.

Mr. Nogami noted the building is the former High School building and questioned the elevation.

Mr. Chant stated this is not the first building that he has done. He owns the former Draper building in Perkasio which was an old factory building and is six apartments, and he designed the Ram Restaurant also in Perkasio. He continued to state they are going to keep the exposed brick in the inside along with keeping all of the brick on the outside. They are going to repair the building and make it look like it was in the 1800's. The look will be modern industrial which is what everybody wants today.

Mr. Chant stated the neighbor to the right has four apartments, have access to use the driveway and their own parking spaces. There are several other apartment buildings nearby and on Route 113.

Mr. Lyons re-stated they are requesting, a little unorthodox, a Conditional Use recommendation for approval pending the Zoning Hearing Board application and the relief, if granted.

Mr. Rush questioned the previous Zoning Officer gave them a permit to do the garage and they were to close out that permit.

Mr. Chant stated it was the current Zoning Officer that gave them the permit and not Dave Taylor. When they went for the permit to do the whole thing, they had a Staff Meeting with the Township and they asked to break the permit out for the garage as a separate permit and then they would get

the permit for the rest of the project. Mr. Chant stated the shell of the garage has been done for three months.

Motion was made by Mr. Henofer to recommend a Conditional Use for Sycamore Equities, LLC to the Board of Supervisors contingent upon Wynn Associates review letter dated November 4, 2021, and Zoning Hearing Board approval.

Motion was seconded by Mr. Nogami with reserved judgement because of the zoning issues that are still out there and would like Zoning Hearing Board feedback.

Mr. Rush stated the biggest concern is the intent of the conversion is to not expand the use. The dormers that they are doing on both sides of the building is troubling to him as it is not a conversion of the existing building. He is troubled with the process the applicants went through and he does not blame the applicants. They proceeded with what they were told to do. He continued to state he does not know how it becomes a single-family residence because they added a garage on, and no one has ever lived in it.

Mr. Lyons stated comment 2.D of Wynn Associates review letter referring to Section 160-23.B(5)(f) which states "...the size of the building should not be increased to accommodate a greater number of dwelling units." Mr. Lyons stated, if it is the determination of the Zoning Officer that they need a variance to expand the building to accommodate those additional units, even though it is their intention they are not, then they will request it at the time when they make the zoning application, if necessary. Mr. Lyons stated they are not expanding the building; they are actually decreasing the floor area. There is 1,000 feet of floor area in the attic area that they are taking out and not increasing the square footage. Mr. Rush questioned their version of the definition of square footage. Based on the definition on what a size of a building is, if the size of the building is increased, which they feel it is not, they are doing the dormers, raising the roof, and doing the garage pursuant to a different use entirely which is the single-family use. They are doing the single-family use first and then going to the conversion.

Mr. Rush stated he would feel much more comfortable going forward is zoning relief was given.

Mr. Lyons stated the idea of the conditional approval they are requesting, is that simply they would not have to come back to Planning Commission and be delayed for another month or so following the Zoning Hearing decision since the project has been going on for a really long time.

Mr. Christ stated they are struggling with making a recommendation when they really do not know what the project is yet and until the zoning issues are cleared up.

Mr. Lyons stated there is a conflict within the Zoning Ordinance itself whether the use is permitted by right or whether they do need a Conditional Use. It is their interpretation, based on the zoning determination that was from a couple of years ago, that they do not even need Conditional Use. The Zoning Ordinance conflicts with itself. There is a table that says it is permitted by right and in the text, it states they need Conditional Use.

Mr. Rush stated his understanding of zoning is if there is a conflict, it always goes to the applicant. The Township is supposed to be the ones to have the zoning correct, and if there is a discrepancy, then the applicant is viewed to get the call.

Mr. Fulmer stated the Table of Uses in the ordinance says it is permitted by Conditional Use, but it may not say that in the text.

Mr. Lyons stated it is a conflict and they were advised by the Township to go forward with the Conditional Use application.

Mr. Fulmer stated, in the Use Regulations section of the Ordinance, in very many cases, it does not say what the permitted uses are by-right. The Table of Uses is the point of information for the requirement. They do not repeat the requirement in the text of the use regulations. He continued to state he does not know if there is a conflict necessarily but, either way, the applicant is there for a Conditional Use.

Mr. Chant stated they have been doing this since 2019. The Ordinance is not written right and that is part of the problem. In going through this process and having the Staff meeting with the Hilltown Attorney, his Attorney, Tim Fulmer, Mark Sarson, and the Township Manager, they agreed, after they asked them to do the garage separately, that they would get the permit for the rest of the job. They agreed they did not need a Conditional Use.

Mr. Fulmer stated there is an email from Dave Taylor that states it is a permitted use. A Conditional Use is a permitted use if the conditions are met and that is the Township's position.

Mr. Chant stated they first said it was good to go with the project, then it was to get a permit to do the garage and, when it was done, it would be inspected and give them the permit for the rest of the project. The garage has been done for three months and they have been asking to have the garage inspected. They are trying to get the project done and the building is rotting away. Every time they turn around, the goal post is moving. Dave Taylor did the determination, then Mike Italia, and then it turned to Mark Sarson. They have been doing everything to do it right, but the Township is making things difficult.

Mr. Lyons stated, if the Planning Commission is inclined to see it one more time, then so be it. They will continue to do what they are asked to do to get this project off the ground.

Mr. Christ stated if all of the items were "will comply," it would be one thing. But there are differences of opinion on a lot of the items. He stated he cannot personally vote in favor of Frank's motion.

Mr. Rush asked about procedures since there is not a full Planning Commission. Mr. Fulmer stated if the vote was 2-2, then a quorum of the membership did not vote in favor or vote against, depending on what the motion is, so the motion does not carry.

Mr. Fulmer stated the Conditional Use Hearing is scheduled for December 14, 2021. They can still go to the Board of Supervisors regardless of the recommendation of the Planning Commission.

Mr. Nogami stated, based on the discussion, he feels like they should get the Zoning Hearing Board determination before making a recommendation. He continued to state he appreciates what they are doing, it is a good project, he apologizes for what they are going through, and they are not the only ones having issues.

Mr. Fulmer stated, if the motion does not carry, then the motion to approve the plan does not pass. They can stop there with no recommendation going forward to the Board of Supervisors, or they can make another motion to deny. The project will still be held on December 14, 2021, because the Supervisors have to hold the hearing within the time frame of the MPC, so the applicant has the ability to move forward.

Mr. Lyons stated they are going to move forward and will be before the Board of Supervisors on December 14, 2021, to continue with the project.

Mr. Fulmer stated a failed motion to approve is not necessarily a motion to deny.

Mr. Christ call for a vote of the original motion made by Mr. Henofer. Motion failed 1-3. There was no public comment.

Amended motion was made by Mr. Nogami, seconded by Mr. Henofer, and carried unanimously to defer on any recommendation for a Conditional Use Hearing for Sycamore Equities, LLC to the Board of Supervisors until the zoning issues are resolved either at the Zoning Hearing Board or with the Zoning Officer. Mr. Rush stated they do not know what the zoning relief is at this point. Mr. Henofer stated all of the zoning relief needed should have been in Mr. Fulmer's review letter. Mr. Rush stated he believes buffering is required in regard to the parking lot. Mr. Fulmer stated, if the applicant is successful with the Zoning Hearing Board or the determination is made that they do not need to come back to the Planning Commission again, or if the Board of Supervisors have decided to act on the Conditional Use in absence of a recommendation from the Planning Commission, in all of the factors, they may not be back before the Planning Commission for the Conditional Use. There was no additional public comment.

Mr. Christ, as a follow up, stated there was no negative recommendation from the Planning Commission.

b) Krager Land Development Waiver: Mr. Fulmer stated Mr. Krager is in attendance for a Waiver of Land Development submission for a 60' by 64' detached accessory structure that was before the Board of Supervisors who granted a Conditional Use to the applicant for the project. Among the conditions of the Conditional Use approval was the requirement for the applicant to submit a Land Development application to build the detached pole barn to be used for contracting use. Mr. Fulmer stated Mr. Krager requests relief of the Land Development process but will still adhere to the Stormwater Management Ordinance requirements, and the provisions of the Zoning Ordinance and Building Code. Per the Wynn Associates, Inc. review letter dated October 29, 2021, several questions were answered as well as Mr. Krager stating they will comply with all of the items noted in the letter.

1. There will not be a bathroom in the pole barn.
2. There will be electric but only for lights.
3. Mr. Krager planted fifty green giant trees.
4. It was noted the walking path that the Township is putting in abuts Mr. Krager's property.
5. The Conditional Use approval stated the applicant had 270 days to submit the application for Land Development from the date of the Conditional Use approval.

Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to recommend a Land Development Waiver for the Krager Land Development contingent upon the items contained in Wynn Associates, Inc. review letter dated October 29, 2021. There was no public comment.

c) Buccafuri Land Development Waiver: Attorney John Kiefel, along with L. Scott Mill, L.A., Van Cleef Engineering, were in attendance representing the Rosario & Victor Buccafuri Land Development waiver for the property located on 10.25 acres on 100 Schultz Road. The applicant lives in the single-family home. A majority of the land is undeveloped with woods and a stream which goes through the property. For many years, the applicant has had the Montgomery Gardening nursery in Chalfont, Montgomery County. The applicant would like to move the business to their residence location but with no retail sales. There is a 60' x 80' pole barn that would be constructed to house the vehicles that would be needed for the nursery operation. The nursery stock that will be grown in the woods on the property would be used at the site in Chalfont for the retail sales. The only people on the site would be the applicant, his family, and some of the employees of Montgomery Gardening. There is also a proposed small addition to the single-family home. The intent is to connect both the home and the pole barn to public sewer and water. The pole barn would have kitchen and bathroom facilities for the field workers. Mr. Kiefel reviewed Wynn Associates, Inc. review letter dated November 3, 2021, stating all items numbers 1 – 8 will be complied with. Mr. Kiefel discussed the existing residential use and the proposed nursery use on the property. Other items of discussion included:

1. There will not be a farm stand on the property.
2. There will be small mulch/soil piles but no giant mounds.
3. The addition to the house is the long-range plan and not due to the use of the property.
4. No restriction on the plan is needed in regard to the small kitchenette or powder room.
5. It was noted, at the other end of Shultz Road/Keystone Drive, is another facility like the one proposed.

Motion was made by Mr. Henofer, seconded by Mr. Rush, and carried unanimously to recommend the Buccafuri Land Development Waiver contingent upon the items contained in Wynn Associates, Inc. review letter dated November 3, 2021. There was no public comment.

d) RG, LLC Land Development: Scott Mease, P.E, Mease Engineering, P.C., was in attendance to present the RG, LLC Land Development plan located in the PC-1 Zoning District, on 1.43 acres at 1075 County Line Road, and proposing to be developed for a 5,360 SF retail store use, 50 space parking lot, and driveway access along County Line Road. The site currently contains a single family detached dwelling, detached garage, shed, paved driveway and parking area which will all be removed. Mr. Mease discussed the Wynn Associates, Inc. review letter dated October 29, 2021, and discussed the following:

1. In regard to the buffer, in the back corner is a residential property, and the applicant would like to put a 6' high privacy fence running the length of the southern border and provide a planting area for the residential property. It was noted Mr. Meese met with the recent residential property owner and reviewed everything that was being proposed in regard to the buffering of the property. It was also noted the residential property owner submitted an email in regard to his concerns about the proposed buffering. After a lengthy discussion, it was determined the Board of Supervisors will weigh in on the buffer area.

2.A/B/C The applicant will get a HOP from PennDot. There are stop signs before accessing the small parking area at the front of the store. Sidewalks were widened to 6 feet as to not have to install wheel stops.

3.A The applicant requested SLDO Sections 140-28.p, 140-29.D, 140-35 and 140-36 which require cartway, reconstruction/overlay, drainage improvements, curb, and sidewalk along existing roads within the frontage of the site be deferred until final plan submission, but in the meantime, Mr. Fulmer suggested they make application to PennDot to get their feedback.

3.E/F The applicant would like to keep the front of the property open and will plant the calculated four trees somewhere else. In regard to the 40 replacement trees, the applicant may consider the fee in lieu to the Board of Supervisors.

3.G Silt sock will be installed along the whole property line, so the grading does not go over the property line.

4.6/7 The applicant will talk to the water and sewage authorities to get capacity letters/planning module exemption mailer.

4.8 The applicant will have full cutoff for the lights, and they will not bleed over the property lines.

The applicant will comply with all of the drafting items.

The applicant will be sending a plan for review to the servicing fire company.

Mr. Henofer stated he likes the idea of the buffer plantings along the neighbor's yard to appease him. Mr. Rush added the neighbor just bought the property one week ago.

Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to recommend Preliminary approval for the RG, LLC Land Development contingent upon the items contained in Wynn Associates, Inc. review letter dated October 29, 2021, except for deferring waiver 3.D SLDO Section 140-28.P, 140-29.D, 140-35 and 140-36 in regard to cartway reconstruction/overlay, drainage improvements, curb and sidewalk along existing roads within the frontage of the site, until final plan approval. Mr. Christ acknowledged Mr. Fernandez's email regarding the grading, parking lights, trash dumpster, and buffering along his property line. There was no additional public comment.

e) Homestead Farm Subdivision: Mr. Rob Cunningham, P.E., Holmes Cunningham, LLC, was in attendance along with applicant, Joe Cassadonti, to discuss the 5-lot preliminary subdivision plan on 21.431 acres in the RR Zoning District located at 820 Broad Street. Mr. Cunningham stated zoning approval was received from the Zoning Hearing Board to permit a flag lot having a net area of less than 10 acres in the RR Zoning District. It was noted the driveway for the flag lot was inserted between lot one and lot three. Mr. Cunningham reviewed Wynn Associates, Inc. letter dated October 29, 2021, stating, in general, the applicant will comply with all of the items and discussed the following:

5.A The lots are longer along the frontage of the property, and they are all less than 3.75:1 which is a small change in the residential lot depth ratio requirement.

5.B The applicant proposes to pay the fee in lieu of the required street improvements.

5.C The applicant is withdrawing the waiver for the required street trees and will install the required trees. Mr. Fulmer stated the Township encourages the planting of the trees back further

from the road and not under power lines which could cause maintenance issues for the Public Works Department.

8. The Water Resources Impact Study has been completed and needs to be submitted and reviewed.

9. The Sewage Facilities Planning Module has been submitted. Mr. Cunningham stated the Wetlands Study has been done but not submitted.

A lengthy discussion ensued regarding road widening, sidewalk, and curb along the property. Mr. Cunningham stated if the Planning Commission recommends the road improvements are put in, the applicant will discuss it with the Board of Supervisors. Mr. Cassadonti stated the road, as it is now, looks natural. His intention is, once the driveways are put in, to put in a split rail fence which will give the homes a country look.

Motion was made by Mr. Henofer, and seconded by Mr. Rush, to recommend Preliminary Plan approval for the Homestead Farm Subdivision contingent on the items contained in Wynn Associates, Inc. review letter dated October 19, 2021. Discussion ensued in regard to widening the road. Mr. Henofer does not think widening the road is necessary and will accept a fee in lieu.

Amended motion was made by Mr. Henofer, seconded by Mr. Rush, and carried unanimously to recommend Preliminary Plan approval for the Homestead Farm Subdivision contingent on the items contained in Wynn Associates, Inc. review letter dated October 19, 2021, and excepting the fee in lieu of road widening. There was no public comment.

4. PLANNING: None.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY: None.

9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: Mr. Henofer commented on the several plans that came before the Planning Commission that were approved knowing it needed zoning approvals and does not understand why the Commission did not follow through on his motion. He questioned that if a plan comes to the Planning Commission that needs zoning approval, should they even be looking at it before it gets the zoning approval. Mr. Rush stated there is no written policy whether it happens either before or after. He continued to state he feels very bad for the applicant that brought up this point because he believes the Township is doing them a disservice

by some of the discussions and things that were done, and he would admonish the Township for that. He felt bad that he had to take that position. The intent of the conversion is to try to not allow somebody to expand the use and then convert it. It appeared they were getting very close to getting over the line of an expansion to have more use of the property. They were doing what they were told. He, in good conscience, could not move forward on that. Mr. Christ stated a lot of times, the zoning that is needed is cut and dry but not in this case. Based on the zoning relief they were going to get could change the scope of the project. Mr. Henofer stated should they, procedurally, ask for a change that the Planning Commission get zoning requirements clear before coming before them for a recommendation. Mr. Rush stated if the zoning relief is dominus, then they should try and move it along if they know they are going to get it. There is time when there is a bridge too far. Adding dormers onto a second floor is an expansion. Mr. Henofer interpreted it is that the expansion is in the building envelope. Mr. Nogami stated he believes the zoning should be figured out with more detail before coming to the Planning Commission. Mr. Henofer stated, in regard to the Linke property, if there are zoning issues with infractions, it should be cleared before coming to the Planning Commission. Discussion ensued regarding the changes in the Zoning Department. Mr. Christ stated the applicant had the opportunity to clear up the Zoning before coming to the Planning Commission and decided to come anyway. Mr. Christ continued to state the applicant made an application to the Planning Commission, so they had to review it. Mr. Henofer stated the Planning Commission also can say they will not review a project until the zoning is cleared up. Mr. Rush stated relative information was gathered with the process and the Planning Commission directed them back to Zoning.

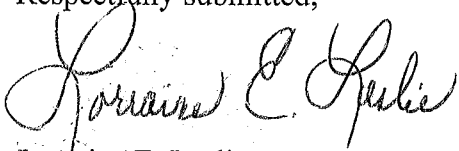
Public Comment: Wally Rosenthal, 530 Rosey Lane, stated Hilltown Township is one of the few Townships where the Planning Commission and the Board of Supervisors work in isolation; they do not interact with one another directly. He continued to state it would be very helpful if every once in a while, the Planning Commission and the Board of Supervisors get together and discuss issues. Mr. Rush stated he made that recommendation multiple times and have yet, in all of his years being on the Planning Commission, ever been an answer as to why we do not at least meet once. Mr. Torrice stated he concurs with the comment. Mr. Torrice stated there are definitely gaps in the communication, gaps in the ordinances, and missing links. He continued to state after the Holidays, he would like to get the Planning Commission's ideas where there are miscues in the ordinances and get together and discuss them to make it all more streamlined. He stated they are all in this for the same goal. Mr. Fulmer stated he represents a client where on an annual basis, they advertise a joint public meeting between the Board of Supervisors and the Planning Commission where they basically try to go over things, planning issues going forward, and what the Board's visions are as far as policies as far as the Comprehensive Plan or Zoning Ordinance. Mr. Rosenthal suggested a representative of the Board of Supervisors and the Planning Commission attend a meeting with the Bucks County Planning Commission to sit and listen and interact. Mr. Fulmer stated one of the items they are going to try and work on this year coming up is a cleanup in the Zoning Ordinance, the Subdivision & Land Development Ordinance, as well

as an update with the Stormwater Ordinance. Discussion ensued regarding the Hilltown Pedestrian Path.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Henofer, and carried unanimously, the November 15, 2021, Hilltown Township Planning Commission meeting was adjourned at 9:37 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).