

HILLTOWN TOWNSHIP PLANNING COMMISSION
REORGANIZATION MEETING
TUESDAY, JANUARY 18, 2022

The reorganization 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 Jon Apple, Eric Nogami, and Frank Henofer. Brooke Rush was absent.

1. REORGANIZATION-NOMINATION AND ELECTION OF OFFICERS FOR 2022
 - a) Chairman – Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to appoint Mr. Christ as Chairman of the Planning Commission. There was no public comment.
 - b) Vice-Chairman – Motion was made by Mr. Nogami, seconded by Mr. Henofer, and carried unanimously to appoint Mr. Rush as Vice-Chairman of the Planning Commission. There was no public comment.
 - c) Secretary – Motion was made by Mr. Henofer, seconded by Mr. Apple, and carried unanimously, to appoint Mr. Nogami as Secretary of the Planning Commission. There was no public comment.
2. APPROVAL OF MINUTES – action on the minutes of the December 20, 2021, meeting – Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to approve the December 20, 2021, meeting minutes as written. There was no public comment.
3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
4. CONFIRMED APPOINTMENTS:
 - a) Bucks County Auto Care Land Development Waiver: Ed Wild, Esq., along with Wayne Kiefer, R. L. Showalter & Associates, and applicant, Mike Arinsberg, were in attendance to present the Land Development Waiver for Bucks County Auto Care. Mr. Wild reviewed the project, stating the applicant requests a waiver of land development plan submission requirements to construct a 1,280 SF addition of an existing automotive repair facility, along with the construction of a 2,021 SF detached non-residential accessory building on the 1.26-acre parcel located along the west side of Dublin Pike within the PC-2 Zoning District. The site currently contains a 2,832 SF single family detached dwelling and detached car port, an automotive repair building, two driveway accesses along Route 313, 48 parking spaces, and served by an on-lot well and on-lot sewage disposal facilities.
 1. Mr. Wild reviewed Wynn Associates, Inc review letter dated January 3, 2022, stating the project is zoning compliant as the applicant received Zoning Hearing Board approval from Section 160-23.E.(12)(c) for the 48 parking spaces, Section 160-33.c, for buffer yard landscaping around the perimeter of the parking lot, and Section 160-46.B.(7) for utilizing crushed stone for the parking spaces.
 2. Mr. Wild stated the applicant will comply and submit the calculations regarding the existing woods allowable disturbance of 40%.

3. Mr. Wild stated the applicant will comply with all of the stormwater management requirements.

4. Mr. Wild stated there is not any outside lighting, only the existing outdoor porch lights.

5. Mr. Wild stated there is no increase in public water and sewer and will comply with needing any outside agency confirmation.

6. Mr. Wild stated the applicant will file the approval for design of proposed erosion and sediment control measures with the Bucks County Conservation District.

Mr. Wild stated the addition on the building is for an additional two repair bays, the storage building is for parts, and extra equipment, and there is an existing underground stone trench that will be expanded to handle the additional run off from the additions and the parking area.

Motion was made by Mr. Apple, seconded by Mr. Henofer, and carried unanimously to recommend a Land Development Waiver for Bucks County Auto Care contingent upon the items contained in Wynn Associates, Inc. review letter dated January 3, 2022. There was no public comment.

5. PLANNING: None.

6. ORDINANCES: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

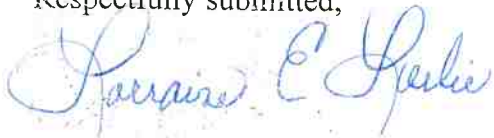
10. PUBLIC COMMENT: None.

11. PLANNING COMMISSION COMMENTS: Mr. Christ thanked the Planning Commission for trusting him for another year as Chairman of the Planning Commission.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Henofer and carried unanimously, the January 18, 2022, Hilltown Township Planning Commission reorganization meeting was adjourned at 7:18 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).