

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JULY 18, 2022**

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, Eric Nogami, and Township Engineer, Timothy Fulmer.

1. APPROVAL OF MINUTES – Action on the minutes of the June 20, 2022, meeting – Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to approve the June 20, 2022, meeting minutes subject to verifying the square footage amount at the bottom of page four. There was no public comment.

Mr. Fulmer announced RG, LLC Land Development asked to be removed from the agenda.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Yates Minor Subdivision: Steve Yates, P.E., was in attendance to present the minor subdivision plan of his personal residence located at 735 Minsi Trail. The approximate eight-acre property is proposed to be subdivided into two single family detached dwelling lots in the RR Zoning District. Lot 1 (3.30 acres) is configured as a flag lot and is proposed for construction of a single family detached dwelling with driveway access along Minsi Trail. Lot 2 (4.80 acres) contains an existing single family detached dwelling with driveway access along Minsi Trail. The project will be served by on-lot water and on-lot sewage disposal facilities and a Planning Module will be forthcoming shortly. Mr. Yates stated a variance was granted to permit a flag lot having less than 10 acres and an access lane width of less than 50 feet. Mr. Yates reviewed Wynn Associates Inc. engineer letter dated June 21, 2022, and discussed the following per the review letter:

3. In regard to the waiver requests, as there are no immediate plans to build on Lot 1, it was noted a Declaration of Covenants, Conditions, and Restrictions will be executed and recorded which requires that all requirements of the referenced subdivision ordinance sections be accomplished by the applicant for a building permit on Lot 1, prior to building permit issuance, along with a note added to the plan.

4 & 5. Additional waiver requests: SLDO Section 140-27.B.(4) which requires lot lines intersecting street lines shall be substantially at right angles or radial to street lines from the street line to the rear lot line, SLDO Section 140-27.B.(11) which requires lot depth shall not be less than one nor more than three times the lot width, and SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which requires cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk to be installed along Minsi Trail within the frontage of the site. Mr. Yates stated the fee-in-lieu of road improvements were paid ten years ago for the original subdivision.

11. Mr. Yates stated he will pay the fee-in-lieu of recreation land dedication in the amount of \$2,685.00.

Mr. Yates stated the plan will be revised for one common driveway, for the first 50 feet from the intersection with Minsi Trail, as recommended by the Bucks County Planning Commission and the Township (as part of the variance process.)

Motion was made by Mr. Rush, seconded by Mr. Henofer, and carried unanimously to recommend Preliminary/Final approval for the Yates Minor Subdivision contingent on the items contained in the Wynn Associates, Inc. review letter dated June 21, 2022, the applicant has agreed to the shared driveway for the first 50 feet from Minsi Trail, and the additional waivers consisting of SLDO Section 140-27.B.(4) (Lot Line Orientation), SLDO Section 140-27.B.(11) (Lot Depth to Width), and SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36 (Street Improvements). There was no public comment.

b) RG, LLC Land Development: Removed from the agenda.

c) Chambers Minor Subdivision Sketch Plan: Jason Smeland, P.E., Lenape Valley Engineering, along with applicant, Patrick Chambers, were in attendance to present the Chambers Minor Subdivision sketch plan located on approximately 28 acres along the southeast side of Rickert Road and northeast side of Forest Road, within the RR Zoning District, and is proposed to be subdivided into two single family detached dwelling lots. Lot 1 (18.02 acres) contains an existing dwelling, detached accessory garage and two driveway accesses along Forest road. Lot 2 (10.26 acres) is proposed for construction of a new single family detached dwelling, future barn, and driveway access along Rickert Road. The lots will be served by on-lot water and on-lot sewage facilities. Mr. Smeland stated Forest Road is a private road and not maintained by the Township so a waiver will be requested to allow the larger lot to access Forest Road. Mr. Chambers stated, fifty years ago, the Township gave the original owner, Ruth Moyer, Forest Road which was a stone road. When he built his home, he paved Forest Road to his house, and he maintains it. Discussion ensued in regard to the future maintenance of Forest Road. Mr. Fulmer suggested Mr. Chambers find the easement document in regard to the road. He continued stating the subdivision will create a new lot off of Rickert Road. Mr. Chambers stated he does not have any issues putting a deed restriction on both lots so no new lots can be created in the future. General discussion items from Mr. Smeland included: the applicant will be asking for waivers for mapping some environmental resources, no trees will be coming down, wells are not required to be drilled before subdivision approval, and he will do some homework in regard to the agreement and possible deed restriction. Since the project was a sketch plan, no action was taken.

d) L&M Property Holdings, LLC (MRC Signs) Land Development: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance to present the MRC Signs project located on 1.99 acres along the southwest side of Route 313 within the PC-2 Zoning District and is proposed to be developed for commercial/industrial crafts use with an accessory office/storage use. The applicant proposes the construction of a 6,403 SF commercial/industrial crafts building, 26 space parking lot, and conversion of an existing single family detached dwelling into an office and

storage building. The site is served by on-lot water and on-lot sewage facilities. Mr. Smeland stated variances were granted for the use, on-lot water sewer facilities, buffering, and front and side yard setbacks for the accessory office/storage building. Mr. Smeland reviewed Wynn Associates Inc. engineer letter dated June 21, 2022, and discussed the following per the review letter:

3. Waiver requests: SLDO Sections 140-28.P, 140-29.D, 140-35, & 140-36 which require drainage improvements, cartway reconstruction/overlay, cartway widening, curb and sidewalk to be installed along Route 313 within the frontage of the site. Mr. Smeland stated this will also be reviewed by PennDot and the applicant will provide the capital contribution in lieu of curb and sidewalk installation to the Township. SLDO Section 140-17.D which requires existing features within 100 feet of the site to be shown on the plan. SLDO Section 140-37.G which requires replacement trees to be planted on the site based on the number of trees proposed to be removed as part of the project. SLDO Section 140-45.E(1) which requires the perimeter of the parking lot to be curbed. SLDO Section 140-38.C.(2)(d) which requires that storm sewer pipes have a minimum diameter of 18 inches. SLDO Section 140-37.D which requires that at least 50% of the impervious area associated with parking facilities be shaded by installation of canopy trees, and SMO Sections 134-19.C&D which contain design requirements for detention basins. Discussion ensued regarding the road widening proposed on Route 313 by PennDot that may impact this project. Mr. Smeland noted the local Fire Department reviewed the plan but questioned if the building will be required to have sprinklers.

4.B. Eleven of the proposed parking spaces will be paved but not striped at this time.

10. There will be minimal lighting with a few streetlights and motion sensor lights on the building.

Mr. Smeland stated the applicant will comply with the engineering and drafting items and discussed the truck movements coming into the site that will have to be reviewed with PennDot.

Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend preliminary approval for the L&M Property Holdings, LLC (MRC Signs) land development contingent upon the items contained in Wynn Associates Inc. review letter dated June 21, 2022, including the waivers, specifically not installing curb and sidewalk along Route 313 and having 41% of the impervious area associated with parking facilities be shaded by the installation of canopy trees. There was no public comment.

e) 2020 Acquisitions Land Development Sketch Plan: Christen Pionzio, Esq., along with Michael Yocco, 2020 Acquisitions, Eric Britz, Bohler Engineering, and Peter Spizak, Traffic Planning & Design, were in attendance to present the 28.319-acre tract along the northeast side of Bethlehem Pike withing the LI Zoning District, which is proposed to be subdivided into two lots. A 25.07-acre lot is proposed to be developed for a warehouse use which includes the construction of a 316,960 SF warehouse building with no outdoor storage, 233 space (passenger car) parking lot, 75 (tractor trailer) dock spaces, and two proposed driveway accesses along Bethlehem Pike. A 3.3-acre lot is not proposed for development at this time. The site is currently vacant and is predominantly wooded. The project is proposed to be served by public water (provided by North Penn Water) and public sanitary sewer facilities owned by Hatfield Township Municipal

Authority. Ms. Pionzio stated variances will be needed for woodlands and building height. There is full access around the building for the Fire Marshall. Ms. Pionzio reviewed Wynn Associates Inc. engineer letter dated July 5, 2022, and discussed the following per the review:

- 2.B Wetlands were determined and are shown accurately on the plan.
- 2.C They can comply with the separation requirements.
- 3. They can comply with the buffers.
- 5. Regarding the frontage improvements, that would be the 3-acre area that will be retained by the seller, and it is also on a PennDot road.
- 7. The parking is separated on purpose. The employees parking is in the front of the building and the loading and unloading is along the rear of the building, the truck turning template has been done, and trash/lighting will be handled during the land development process.
- 14. The trees will be a problem since it is close to 100% wooded.

Mr. Fulmer stated the Zoning Officer has determined a variance will be required for a building above 35' in height; as well as for woodland disturbance. Mr. Britz stated they are currently at 69% regarding woodlands and 52% impervious coverage. The stormwater management will be put under the parking lot and will need a sediment basin. They will then be at 76% disturbance of the woodlands. Discussion ensued regarding the 3-acre parcel at the front of the property. Mr. Spizak stated he did some calculations, based on the square footage, of the number of trips on a daily basis: 62 AM peak and 65 PM peak. Discussion ensued regarding truck traffic on Route 309 North and South, the proposed 309 Connector Project, and submitting the scoping application of the traffic study with PennDot. Mr. Yocco stated the proposed entrance is north of the entrance of Car Shop, the majority of the truck traffic will leave the property using South 309 to the greater Philadelphia area and discussed the potential tenants. The Planning Commission discussed the 3-acre parcel with Mr. Fulmer stating Car Shop could potentially do a lot line adjustment to combine the parcel with the Car Shop property. The proposed building elevations were discussed for all sides of the building; interior clear height of 36' and, depending on the grading, 46' to the top. Since the project was a sketch plan, no action was taken.

- 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. Nogami stated he will not be at the next Planning Commission meeting. Mr. Rush asked if an official request has been made for a meeting

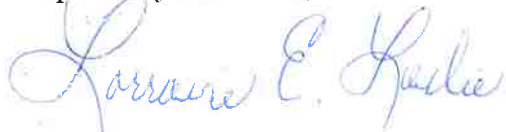
with the Board of Supervisors. Mr. Christ stated, the next time he attends a Supervisors meeting, he will ask the Board of Supervisors if they could meet with the Planning Commission to discuss Planning in the Township. Mr. Rush stated he received a letter addressed to the Planning Commission regarding the Polachek Subdivision. It was noted for Mr. Rush to send the letter to the Township which then will be forwarded to Mr. Fulmer to distribute to the Planning Commission. Mr. Fulmer noted the applicant has not discussed the application with the Board of Supervisors yet, so the public has the opportunity to make public comment and they should also check the website to monitor the agendas. Mr. Rush noted there is a building in front of Home Depot similar to the food truck business that was previously at that location. It was noted the project received a land development waiver in 2018 and has an active building permit application with the Township. Mr. Henofer questioned who the Zoning Officer is. Mr. Fulmer stated Mark Sarson left the firm of Barry Isett and Caitlin Mest is filling in while they find a permanent replacement.

Public Comment: Charles Brauer, 304 Swartley Road, questioned if the proposed meeting between the Planning Commission and the Board of Supervisors will be open to the public. It was noted that if a joint meeting is held, it will be a public meeting.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Apple, and carried unanimously, the July 18, 2022, Hilltown Township Planning Commission meeting was adjourned at 8:58 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).