

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, OCTOBER 17, 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, Eric Nogami, Frank Henofer, and Township Engineer, Timothy Fulmer. Jon Apple was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the August 15, 2022, meeting – Motion was made by Mr. Henofer and seconded by Mr. Rush, to approve the August 15, 2022, meeting minutes as written. Motion passed 3-0-1 with Mr. Nogami abstaining from the vote. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENT:

a) 707 County Line Road Sketch Plan: Jason Smeland, P.E., Lenape Valley Engineering, along with property owner, Nate Clemmer, were in attendance, to discuss the 4.41 acres tract located along the northeast side of County Line Road within the PC-1 Zoning District which is proposed to be subdivided into two lots. Lot 1 (18,862 SF) will contain an existing non-conforming residential multiplex building and an existing detached structure. Lot 2 (173,385 SF) is proposed to be developed for a mini-storage use which includes construction of seven 6,000 SF storage buildings and associated access driveway/parking area. The project is proposed to be served by public water and public sanitary sewer facilities owned by Telford Borough Authority. Mr. Smeland discussed Wynn Associates, Inc. review letter dated August 19, 2022, and noted the following:

- Relief from the Zoning Ordinance may be asked for lot area, lot width, rear yard setback, percent of woodland disturbance, encroachment of stormwater management facilities within a buffer yard, and buffer yard planting requirements.
- At Land Development, the following will be discussed:
  - Traffic Impact Study
  - Cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk (it was noted there is not any sidewalks in the area)
  - PennDOT Permits
  - Parking
  - Access easement for truck turnaround
  - Trash collection totes
  - Driveway requirements/sight distance
  - Stormwater Management, NPDES permit, BCCD
  - Public water/sewer
  - Dedication of Ultimate Right of Way
  - Site lighting plan
  - Landscaping items

Planning Commission Comments:

Good use of the property, make it one big property, restrict outdoor storage, concerns about splitting the lot, replacement trees to stay on the site, and replacement tree area in the back become part of the lot.

Mr. Smeland comments: From a liability/usability standpoint, sometimes it is better to not have different uses on the same property and the ordinance does not prohibit it, gated with access card for entrance, no outdoor storage is being planned but some temporary storage possibly, mix of both heated and non-heated units, maintenance area but no office, storage facility run by a management company.

Mr. Fulmer comments: The PC-2 zoning district is the only district where one principal use is allowed, replacement trees may be placed elsewhere if approved by the Township, plan will be circulated to the Fire Company regarding accessibility and access to hydrants.

On a different issue, Mr. Smeland stated, in regard to Mr. Rosenthal's commercial property on Route 309, he will be submitting a plan in the next few months for a lot line adjustment of the frontage lots in PC-1 to make it one big parcel. Mr. Rosenthal stated the lot line adjustment will make it one straight line to delineate the residential area from the commercial area.

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: Wally Rosenthal, 80 Rosey Lane, asked if the previous applicant could make the property one lot and subdivide by the way of condos, pad sites, or land lease, eliminate side yard setbacks and make it one big parcel. It was noted the previous applicant's parcel is already one lot.

Mr. Fulmer stated Verus Partners, the warehouse project on Reliance Road/Bethlehem Pike, withdrew their plan. It was also noted the zoning petition for the Venue at Hilltown was withdrawn.

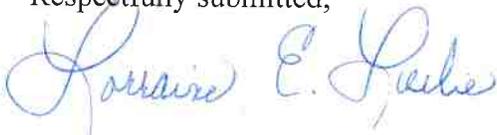
10. PLANNING COMMISSION COMMENTS: Mr. Nogami questioned the tax draw for the warehouses proposed in the Township. Mr. Rush questioned/stated the status of the Polachek Subdivision, the process of a sketch application, having a meeting with the Supervisors, and the Carson Estate warehouse. Mr. Fulmer stated the Polachek property owner has filed a land use appeal with the Township over the denial of the waivers. Mr. Fulmer stated, in regard to the Carson Estate warehouse, the Township cannot require people to submit a plan before appearing before the Zoning Hearing Board and it is the applicant's choice. Mr. Rush stated the Township should

have a process encouraging people to go through, what he thinks, is the best way to get good planning and a good process for the applicant as well. Mr. Fulmer stated a sketch plan option is in the ordinance, but the Township cannot require it. He continued to state the Township has staff level meetings with the professionals before they go any further to see what issues there may be. It is a low-cost way to get a sketch plan in front of the Township, with a review from the professionals, to talk about any issues, but they cannot force anyone to do that. Mr. Rush stated it is a process issue. The Planning Commission, Board of Supervisors, and the Zoning Hearing Board never meet, and they never talk to each other about what good planning looks like and he does not care for the process in Hilltown. Mr. Fulmer stated the process in Hilltown is relatively the same as other municipalities and the MPC has to be followed. Mr. Rush thanked Mr. Christ for his comment for his reappointment letter.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Nogami, and carried unanimously, the October 17, 2022, Hilltown Township Planning Commission meeting was adjourned at 8:01 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).