

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, MAY 15, 2023

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 Eric Nogami, Jon Apple, Frank Henofer, Robert Sichelstiel, and Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – action on the minutes of the April 17, 2023, meeting – Mr. Nogami discussed a correction in the first paragraph on the top of Page 5 noting the correction to “... inquired if they would consider a sidewalk on Hilltown Pike. The applicant stated there will not be sidewalk in that area of Hilltown Pike.” Motion was made by Mr. Nogami, and seconded by Mr. Sichelstiel, to approve the April 17, 2023, meeting minutes with the correction noted. Motion passed 4-0-1 with Mr. Henofer abstaining from the vote. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Chambers Minor Subdivision: Jason Smeland, P.E., was in attendance to present the preliminary/final plan for a 2-lot subdivision located at 305 Forest Road, located on approximately 29 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 (18.86 acres) contains an existing dwelling, detached accessory garage and two driveway accesses along Forest Road. Lot 2 (10.28 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. Smeland reviewed the Wynn Associates, Inc. engineering letter dated March 24, 2023, stating all items are “will comply” and discussed the waivers:

1. SLDO Sections 140-28.P, 140-29D, 140-35, and 140-36 which specify construction of cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk along existing roads withing the frontage of the site.

2. SLDO Section 140-17D which requires existing features within 100 feet of the site to be shown on the plan.

3. SLDO Sections 140-38 and 140-40 which contain requirements relative to stormwater management and erosion control.

4. SLDO Section 140-23 which requires a wetland delineation to be performed for the entire property.

5. SLDO Section 140-27.B(5) to permit Lot 1 to be created having frontage on a street that is not already dedicated to the Township, or proposed to be dedicated to the Township as part of the project.

Discussion ensued regarding the maintenance of the private road by the property owners, and it should be clarified and shown on the plan.

Planning Commission
May 15, 2023

Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend Preliminary/Final Approval for the Chambers Minor Subdivision contingent upon the items contained in Wynn Associates review letter dated March 24, 2023, and to include clarification of the maintenance of Forest Road on the plan. There was no public comment.

b) St. Luke's University Health Network Land Development Sketch Plan: Steve Boell, Esq, was in attendance along with Nate Burns, Langan Engineering, and Brett Showalter, Director of Real Estate for St. Luke's, to present the proposed sketch plan to develop the 8.49 acres tract located at the southeast corner of the intersection of Route 113 and Bethlehem Pike within the PC-1 and CR-2 Zoning Districts which is proposed to be developed for a medical office (Use D1), and off street parking (Use 17) facility, which includes a two story, 40,000 SF building (plus a future two story, 10,000 SF building addition), 185 parking spaces, and two access driveways along Route 113 and Bethlehem Pike. Mr. Boell noted zoning relief will be needed for the parking. Use D1 is permitted by right in the PC-1 District but is not permitted by right in the CR-2 District. The medical building is proposed in the PC-1 District only, and parking is proposed in both districts. It was noted that it is an outpatient facility. Discussion ensued regarding traffic in the area and noted the roads are PennDot roads. Mr. Burns discussed the variances regarding woodland disturbance and building set backs lines. Mr. Burns stated the items contained in Wynn Associates, Inc. engineering letter dated May 5, 2023, will be addressed in the Land Development process. Mr. Showalter stated there has been increased demand for medical services, and support is needed to the south for the Upper Bucks Campus for outpatient services. Other items noted was it is a walk-in care facility, no ambulances, and the hours are not definitive yet. Planning Commission comments included Sunday hours with the large church down the road and the access getting in and out of the facility during times of heavy traffic. Since the plan was a sketch plan, no action was taken.

5. PLANNING: None.

6. ORDINANCES/RESOLUTIONS: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS:

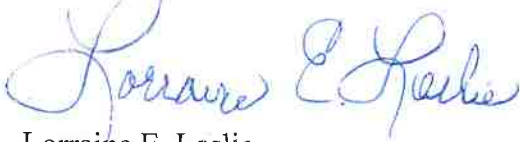
a) Wahlers Residence Sewage Facilities Planning Module Component 4A: Mr. Fulmer stated the applicant seeks to construct a new accessory family residence/agricultural accessory use and driveway on the northeast corner of the intersection of West Creamery Road and Callowhill Road and it is to be served by a new on-lot sewage facility. Mr. Fulmer requested Chairman, Mr. Christ, to execute the Sewage Facilities Planning Module Component 4A for the Wahlers Accessory Dwelling on behalf of the Planning Commission, and then be sent to the Board of Supervisors and PADEP for review.

9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

10. PUBLIC COMMENT: None.

11. PLANNING COMMISSION COMMENTS: None.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Sichelstiel, seconded by Mr. Henofer, and carried unanimously, the May 15, 2023, Hilltown Township Planning Commission meeting was adjourned at 7:52 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).