

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, FEBRUARY 19, 2024**

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 Jon Apple, Eric Nogami, Robert Sichelstiel, Dave Bartholomew, and Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – action on the minutes of the January 16, 2024, meeting: Mr. Christ stated, at the top of page 2, he would like a line inserted between the discussion and the motion for the Carson Helicopters Conditional Use. Also, under Planning Commission Comments, the last line should state “Mr. Christ continued to state his issues were with the Board of Supervisors and have nothing to do with the operations of Carson Helicopters as they are wonderful citizens to the Township and a valuable benefit to Hilltown Township.” Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to approve the January 16, 2024, meeting minutes with the noted corrections. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) County Central Mini Storage Land Development Final Plan: Jason Smeland, P.E., Lenape Engineering, was in attendance to present the County Central Mini Storage final land development plan stating nothing really has changed to the plan except PennDOT requires a single access to the site and the Stormwater Management has been moved to the back of the property. Mr. Smeland discussed the Wynn Associates, Inc. review letter dated February 8, 2024, noting all will be complied with and the fee-in-lieu for planting 28 trees on the offsite parcel will be discussed with the Board of Supervisors. After discussion on the fee-in-lieu process, the Planning Commission recommended the fee-in-lieu for the trees. Mr. Smeland stated he has still had not received a review of the plan from the Souderton Fire Department. It was noted the applicant will need to verify with Telford Boro that the project is in good standing as far as water/sewer is concerned.

Motion was made by Mr. Nogami, seconded by Mr. Bartholomew, and carried unanimously to recommend Final approval for the County Central Mini Storage Land Development Plan contingent upon the items contained in Wynn Associates Inc. review letter dated February 8, 2024, and recommend the deferring the fee-in-lieu for the planting of trees to the Board of Supervisors. 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: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Bartholomew, and carried unanimously, the February 19, 2024, Hilltown Township Planning Commission meeting was adjourned at 7:24 PM.

Respectfully submitted,



Marianne Egan  
Finance Director

(\*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).