

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 15, 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, Dave Bartholomew, and Township Engineer Timothy Fulmer. Robert Sichelstiel was absent.

1. APPROVAL OF MINUTES – action on the minutes of the February 19, 2024, meeting:
Motion was made by Mr. Apple, seconded by Mr. Bartholomew, and carried unanimously to approve the February 19, 2024, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Max Performance, Inc. Land Development Sketch Plan: Anthony Hibbeln, P.E., and applicant, Eric Casperson was in attendance to present the Max Performance Land Development Sketch Plan located at Bethlehem Pike and Keystone Drive. Mr. Hibbeln stated applicant proposes to construct a one-story, 18,000 SF building on 3.10 acres in the PC-1 Zoning District with access from Keystone Drive. The project is proposed to be served by public water and public sanitary sewer facilities provided by Telford Borough Authority. The applicant would like to relocate his classic car parts business in Lansdale to a larger building for storage/distribution purposes. Mr. Casperson stated the business is wholesale, on-line/mail order, the bulk of the business is storage/distribution, some UPS and Fed Ex deliveries, and there are approximately 20 employees. Mr. Hibbeln reviewed Wynn Associates engineering letter dated April 4, 2024, stating the Zoning Officer has determined that the use category of the site is Use G8. Discussion ensued regarding the determination by the Zoning Officer for the Type 2 buffer yard requirements and the triangle shape of the property. Mr. Hibbeln continued to state the applicant will propose to waive the traffic study along with the street improvements, and will comply with the parking lot/access design suggestions. Planning Commission comments included a request that the building is not shiny or flashy and their concern over the residents in the Dorchester Development. Mr. Hibbeln also stated they would like to hold 40% of the parking in reserve with an agreement with the Township. No action was taken by the Planning Commission.

b) Schreiner Tract Subdivision Sketch Plan: Nate Fox, Obermayer, Scott Mill, Van Cleef Engineering Associates, and Mark Shagena, Heritage Community Property Group, were in attendance to present a sketch plan for 24 townhouse lots located on approximately 10 acres on the east side of Walnut Street in the CR-1 Zoning District. The subdivision is a continuation of Orchard Hill going through the cul-de-sac bulb of Country Roads subdivision. The lots will be served by public water and public sanitary sewage facilities owned by Hilltown Township Water and Sewer Authority. Mr. Mill reviewed the Wynn Associates engineering review letter dated April 5, 2024, stating the project is by-right, everything is will comply, and they do not anticipate any variances will be requested. The units will be approximately the same square footage and similar to Orchard Hill; three bedrooms, two car garages, possible rental units, and the garage space will be deed restricted, so they are not converted into living space. Discussion ensued regarding the stormwater management, steep slopes, and the unnamed watercourse along the western side of the parcel.

Public Comment: Paul Harrington, 28 Tice Lane, commented on the wetlands and stormwater management. It was noted the ordinance requires a riparian buffer, and they will be planting barrier trees per the Township's Stormwater Management Ordinance. Mark Cahill, 22 Tice Lane, commented on the retention basin and stormwater management. No action was taken by the Planning Commission.

4. PLANNING:

a) ATS Springs Land Development Waiver: Mr. Fulmer stated the applicants are seeking a Land Development Waiver for ATS Springs. Ms. Disco stated they are a suspension supplier, and they have an online business and a local business in Harleysville. They would like to construct a 53' x 35' storage building addition for expansion of an existing commercial building on the approximately .63 acres parcel located at the southeast corner of the intersection of County Line Road and Cherry Road within the PC-1 Zoning District. The site is served by public water facilities owned by North Penn Water and public sanitary sewage facilities provided by Souderton Borough. Mr. Fulmer reviewed the engineering letter dated April 5, 2024, stating the applicant will use the building for storage, a Stormwater Management Application will be submitted, soil erosion control must be received by the Bucks County Conservation District, and a lighting plan must be submitted for review. Motion was made by Mr. Nogami, seconded by Mr. Bartholomew, and carried unanimously to recommend the ATS Springs Land Development Waiver contingent upon the Wynn Associates, Inc. review letter dated April 5, 2024. There was no public comment.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): Suburban Equities Land Development:

9. PUBLIC COMMENT: Wally Rosenthal, 530 Rosey Lane, handed out a bi-right plan of the property off of Route 309.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Nogami, and carried unanimously, the April 15, 2024, Hilltown Township Planning Commission meeting was adjourned at 8:28 PM.

Respectfully submitted,



Joseph Metzinger
Township Secretary/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).