

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, MAY 20, 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 April 15, 2024, meeting:  
Motion was made by Mr. Apple, seconded by Mr. Bartholomew, and carried unanimously to approve the April 15, 2024, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: Tim Fulmer stated there was a typo on the agenda: Lion Real Estate Holdings should be a Waiver of Land Development and not a sketch plan.

3. CONFIRMED APPOINTMENTS:

a) Solar Atmospheres, Inc. Land Development Sketch Plan: Anthony Hibbeln, P.E., and applicant, Jamie Jones, were in attendance to present the Solar Atmospheres Land Development Sketch Plan located at 1969 & 1983 Clearview Road. Mr. Jones discussed his existing manufacturing use located on two parcels within the LI Zoning District. Mr. Hibbeln stated the applicant proposes to construct a 29,265 SF building addition to connect the two existing industrial buildings and to consolidate the two parcels into one. The site is currently served by public water facilities owned by North Penn Water Authority and public sanitary sewer facilities owned by Hilltown Township Water and Sewer Authority. Mr. Hibbeln reviewed Wynn Associates engineering letter dated April 24, 2024, stating most of the items will comply. Discussion ensued regarding proposed waivers for street improvements, the requirement for the new parking lot to be within 15 feet of the ultimate right of way of Clearview Road, and the requirement of 20 feet of open space between the outside wall of the building and any parking space to provide access for firefighting equipment. It was noted the applicant will meet with the servicing fire department.

Public Comment: Susan Concannon, 1011 Cherry Drive, received clarification on sidewalks, water runoff and the vents on the building.

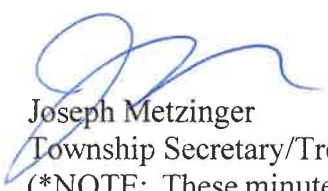
No action was taken by the Planning Commission.

b) Lion Real Estate Holdings (Tigon Golf Carts) Waiver of Land Development: Edward Wild, Esq., and applicant, Jarod Stokes, were in attendance to present a land development waiver for the construction of a 26' by 80' repair shop building on the approximate 2.3 acre parcel located along the northeast side of Bethlehem Pike within the PC-1 Zoning District. The site contains a 6,000 SF sales building, 3,800 SF repair shop, and parking facilities. The site is currently served by on-lot water and on-lot sanitary sewage facilities. Mr. Wild reviewed Wynn Associates engineering letter dated May 3, 2024, stating all items will comply and the applicant would like to hold approximately 16 parking spaces in reserve and will enter into a written agreement with the Board of Supervisors that requires the installation of the reserve parking spaces at the owner's expense should it be determined that the required number of spaces are necessary to satisfy the need of the use. It was also noted there is no additional lighting proposed.

Motion was made by Mr. Bartholomew, seconded by Mr. Nogami, and carried unanimously to recommend a Waiver of Land Development for Lion Real Estate Holdings (Tigon Golf Carts) contingent upon the Wynn Associates review letter dated May 3, 2024. 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 (No Discussion): None.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Bartholomew, and carried unanimously, the May 20, 2024, Hilltown Township Planning Commission meeting was adjourned at 7:58 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).