

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, NOVEMBER 18, 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, Robert Sichelstiel, Eric Nogami, and Dave Bartholomew, along with Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – action on the minutes of the October 21, 2024, meeting: Motion was made by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously to approve the October 21, 2024, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: Mr. Christ noted that both plans on agenda are sketch plans and to action will be taken by the Planning Commission.

3. CONFIRMED APPOINTMENTS:

a) Schreiner Tract Subdivision Sketch Plan: Mike Malloy, Obermayer, along with Scott Mill, Van Cleef Engineering, and Mark Shagena, Heritage Properties Group, were in attendance to present the proposed revised sketch plan consisting of five buildings of 25 detached dwelling units (three-bedroom townhouses) on a proposed 650' cul-de-sac street which intersects Applewood Drive within the Orchard Hill Subdivision within the CR-1 Zoning District. The site is bounded to the north by the Country Roads Subdivision, to the east and south by the Orchard Hill Subdivision, and to the west by single family detached lots fronting Tice Lane. The lots will be served by public water and public sanitary sewage facilities owned by Hilltown Township Water and Sewer Authority. Mr. Malloy stated, based on neighbor's concerns, the alternative plan eliminates the thru street between Country Roads and Orchard Hill and includes a cul-de-sac with emergency access only to Country Roads. Mr. Mill briefly discussed the waivers in Wynn Associates, Inc. review letter dated November 7, 2024, also noting the plan is by-right, and the emergency access will be bollards or some kind of gate. After discussion, the consensus of the Planning Commission was they were in favor of the cul-de-sac street instead of the thru road and suggested the applicant present the sketch plan at Board of Supervisors meeting.

Public comment: Chris Lanetti, 93 Misty Meadow, discussed concerns over water runoff. Mr. Fulmer stated the applicant will submit a detailed Stormwater Management Plan with the preliminary plan for review. Bill Schmon, 62 Country Road, thanked the Planning Commission. A young boy, Branson, read a letter thanking the Planning Commission.

b) Hallmark Homes Rosenthal Tract Sketch Plan: Richard Carroll, III., Hallmark Homes, was in attendance to present the proposed by-right sketch plan consisting of eleven single family detached dwellings in the RR Zoning District and 73 age restricted twin/townhouse units in the PC-1 Zoning District located along the north side of Swartley Road and will be served by public water and public sanitary sewage facilities. Mr. Carroll stated traffic studies are being conducted at Hilltown Pike and Swartley Road, and Rt. 309 and Swartley Road. He continued to discuss the proposed HOA's at both locations, age-appropriate recreational uses, proposed sidewalks, and cartway/drainage improvements on Swartley Road. The Planning Commission acknowledged their preference to the by-right plan, the minimal waivers, interest in the results of the Traffic study, possible sidewalks on Swartley Road, and the suggestion of an easement for future connection to the redevelopment commercial site on Rt. 309.

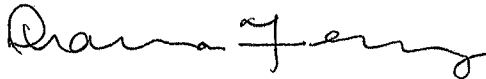
Public Comment: Charles Brauer, 304 Swartley Road, suggested a turn lane into the development from Swartley Road.

4. PLANNING: None.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): Mr. Fulmer suggested the Planning Commission meet at their work session on December 2, 2024, to discuss three land development applications.
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 November 18, 2024, Hilltown Township Planning Commission meeting was adjourned at 8:15 PM.

Respectfully submitted,



Deanna Ferry, DPA
Township Manager

(*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).