

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, MARCH 17, 2025**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Secretary, Eric Nogami at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Robert Sichelstiel and Carol Pierce, along with Township Engineer Timothy Fulmer. Jon Apple and David Bartolomew were absent.

1. APPROVAL OF MINUTES – action on the minutes of the February 17, meeting: Motion was made by Mr. Sichelstiel, seconded by Ms. Pierce, and carried unanimously to approve the February 17, 2025, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Webber Minor Subdivision: Steven Hippauf, Cowan Associates, Inc., was in attendance to present a proposed minor subdivision plan for two single family detached dwelling lots located along the north side of Rickert Road on approximately 7 acres within the RR Zoning District. Lot 1, approximately 4 acres, contains an existing dwelling, detached accessory garage and pool, and paved driveway access to Rickert Road. Lot 2, approximately 3.00 acres, is proposed for construction of a new single family detached dwelling and driveway with access along Rickert Road. Lots will be served by on-lot water and on-lot sanitary sewage facilities.

Mr. Fulmer discussed the engineering review letter dated February 27, 2025, stating that the applicant is requesting the following waivers: SLDO Sections 140-28.P, 140-35, 140-36 & 140-48, which require reconstruction/overlay, drainage improvements, cartway widening (14 feet wide half width), curb, sidewalk, and street lights along Rickert Road within the frontage of the site; SLDO Section 140-17.D, requiring existing features within 100 feet of the site to be shown; Section 140-37.G, which requires replacement trees to be installed based on the number of existing trees impacted during development activity. Ms. Pierce inquired upon the number of proposed trees for removal and suggested replacement with deciduous species such as hickory, maple, cherry, and poplar.

In addition, partial waivers of the requirements to design erosion/sediment controls and stormwater management facilities, (Chapter 134; and SLDO Sections 140-38 & 140-40) as part of the subdivision application are requested, such that these requirements are proposed to be deferred until the time of the building permit application for dwelling construction on Lot 2, as referenced in plan notations on sheet 1.

Discussion ensued regarding the proposed lot line orientation, the proposed new driveway, the new on-lot well proposed for Lot 2, and the submission of a Planning Module.

It was noted that the ultimate right of way area of Rickert Road within the frontage of the site is offered for the dedication to the Township by Note 18 on the record plan that should be accepted by the Township as an easement. Applicant will comply with all property and right of way monumentation according to SLDO 140-44. Additionally, as required by SLDO 140-60 and 140-63, all residential subdivisions are required to provide land for recreational and/or park use. Because recreation dedication has not been proposed, the Township should accept a Recreation land dedication/fee, (\$2,685.00) per lot.

Motion was made by Mr. Sichelstiel, seconded by Ms. Pierce, and carried unanimously to recommend preliminary and final land development for the Chris and Pernilla Webber Subdivision contingent upon the items contained in the Wynn Associates, Inc. review letter dated February 27, 2025, including the waiver requests. 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): Mr. Fulmer stated Indian Valley Camping Land Development was submitted and will be reviewed at next month's meeting.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Ms. Pierce, seconded by Mr. Nogami, and carried unanimously, the March 17, 2025, the Hilltown Township Planning Commission meeting was adjourned at 7:38 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).