

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, AUGUST 20, 2018**

The regular scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:30 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Terry Carnes, Eric Nogami, and Township Engineer, C. Robert Wynn. Kirk Hansen was absent. Jon Apple arrived at 7:35 PM.

2. APPROVAL OF MINUTES – action on the minutes of the June 18, 2018 meeting – Motion was made by Mr. Carnes, seconded by Mr. Nogami and carried unanimously to approve the June 18, 2018 meeting minutes as written. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Braccia Minor Subdivision – Mr. Robert Showalter, P.E., was in attendance to present the revised Braccia 2 lot minor subdivision plan. Mr. Showalter stated revisions have been made to the plan since their last appearance at the Planning Commission meeting and reviewed Mr. Wynn's review letter dated August 7, 2018 highlighting the following:

1. The applicant will comply with the requested waivers consisting of SLDO Sections 140-28.P, 140-29.D(1), 140-35.A, and 140-36.A (cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along Hilltown Pike, and establishing a Declaration of Covenants, Conditions, and Restrictions). SLDO Section 140-17.D (existing features within 100 feet of the site to be shown provided that tree rows along boundaries common with TMP 15-28-145-1 and TMP 15-34-24 are shown in order to evaluate possible impacts on existing vegetation due to proposed grading on Lot 1). SLDO Section 140-27.B(11) (residential lot depth to be between one and three times the lot width). SLDO Sections 140-44.B & C (use of concrete monuments to delineate corners of easements and lots – partial waiver to permit use of iron pins to delineate the limits of the access easement and PK nail to delineate the proposed lot corner that falls within the shared driveway, providing concrete monuments are set at all other locations).

2. The applicant will provide the deeds for the shared driveway along with existing private right of way document to the Township for review by the Township Solicitor. The applicant will provide the information to PennDot in regards to the right of way of Hilltown Pike.

3. The applicant will comply with the Township Stormwater Management Ordinance and provide a Stormwater Maintenance and Monitoring Agreement.

4. The on-lot well will be drilled, installed and tested for adequate water supply, prior to building permit issuance.

5. The applicant will be re-doing the application to the Bucks County Department of Health for the Planning Module since the prior approval was from 2006.
6. Dedication documents will be prepared by the Township Solicitor for the ultimate right of way area along Hilltown Pike for dedication to the Township fee simple.
7. The approvals of the NPDES permit from PADEP is in process.
8. The applicant will comply with the easement monument certification and installation.
9. The applicant will comply with the capital contribution in-lieu-of recreation land dedication.
10. The applicant will comply with the execution of the Development/Financial Security Agreement and forward the Opinion of Cost to the Township for review.
11. The applicant will comply with all engineering/drafting detail items.

Motion was made by Mr. Nogami, seconded by Mr. Carnes and carried unanimously to recommend final approval for the Braccia Minor Subdivision contingent upon the items contained in Mr. Wynn's review letter dated August 7, 2018. There was no public comment.

5. PLANNING:

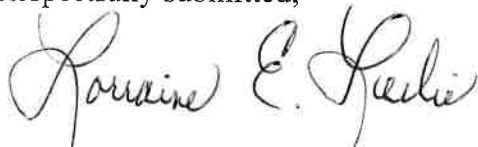
a) Gigunitos Land Development Waiver – Proposed Food Truck at Home Depot – Solicitor Michael Kracht was in attendance, along with the applicants Dave McDowell and Earnest Hargust, and discussed the proposed land development waiver for the Gigunitos food truck/modular building located on the sidewalk at Home Depot. Mr. Kracht stated the food truck is an accessory use and there are 350 of these food trucks at many Home Depot stores nationwide. Reviewing Mr. Wynn's review letter dated August 6, 2018, Mr. Kracht continued to state the food truck is between the two entry ways of the store and is outside of travel and pedestrian lanes. The building is brand new, water is brought to the site, and it has Bucks County Department of Health approval.

Motion was made by Mr. Carnes, seconded by Mr. Apple and carried unanimously to recommend a land development waiver for the proposed Gigunitos food truck/modular building at Home Depot contingent upon the items contained in Mr. Wynn's review letter dated August 6, 2018.

Public Comment: Dave McDowell, 825 Upper Stump Road, stated he has lived in Hilltown since 1967 and would like to use the food cart until the shed is ready. He continued the food cart is an attraction to Home Depot as contractors used it often. It was noted that he would need to follow the procedure and wait for the Board of Supervisors meeting next week before continuing the use of the food truck/food cart.

6. ORDINANCES: None.
7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Wynn stated plans were received for the Henofer Tract.
10. PUBLIC COMMENT: Jim Sensinger, 1411 Route 113, stated he owns 11 acres that touches the Regency development and he would like to subdivide it into 5 lots of 2 acres each. It was noted if water and sewer is not available, the lots would have to be a minimum of 3 acres each. After discussion, it was recommended that Mr. Sensinger obtain an engineer to draft a sketch plan of the proposal and then come before the Planning Commission for their review.
11. PLANNING COMMISSION COMMENTS: None.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Apple and carried unanimously, the August 20, 2018 Hilltown Township Planning Commission meeting was adjourned at 8:02 PM.

Respectfully submitted,



Lorraine E. Leslie

Township Manager/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).