

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, AUGUST 19, 2019**

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

1. APPROVAL OF MINUTES – Action on the minutes of the June 17, 2019 meeting – Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to approve the June 17, 2019 meeting minutes as written. There was no public comment.

Action on the minutes of the July 15, 2019 meeting – Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to approve the July 15, 2019 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) AutoZone Land Development Sketch Plan -- Mr. John Kornick, P.E., K2 Consulting Engineers, Inc. was in attendance, along with Bill Roundtree, AZ Souderton, LLC, to present the sketch plan for a 7,381 SF building for an automotive and farm accessory retail store located on .62 acres at the former Pizza Hut at the intersection of Route 113 and County Line Road. Twenty-two parking spaces are proposed along with the site to be served by public water provided by North Penn Water Authority and public sanitary sewer facilities provided by Souderton Borough. Mr. Kornick reviewed Mr. Wynn's review letter dated July 22, 2019 stating the project was before the Zoning Hearing Board and received relief from the zoning items as listed in the review letter. Other items briefly discussed included:

1. The applicants are reducing the total amount of impervious coverage on the property which helps the stormwater management compliance.

2. The same challenges that was reviewed in the prior application for the medical facility for landscaping, buffering, and setbacks to the rear, side, and front still exist. The proposed building is the smallest of the prototypes that AutoZone uses, and the site configuration all falls within their criteria for a successful facility.

3. The access points configuration is similar to Pizza Hut but is more controlled. Communication to the adjoining property owner was unsuccessful.

4. The applicant will send a plan to the local fire department for review when the formal plan is submitted.

5. The outdoor garbage facility will be screened by a maintained trash enclosure.

6. The applicant will comply and work with Mr. Wynn's office in regard to the truck turning templates for trash hauler, fire fighting apparatus, and delivery vehicles.
 7. PADOT is taking the opportunity for new ADA ramps on the Hilltown corner of the site and push buttons on all other corners along with lighting improvements that has to happen.
 8. The applicant will ask for a waiver from Section 134-30.C of the Stormwater Management Ordinance to permit the actual existing groundcover to be utilized for the development of predevelopment calculations.
 9. The applicant will comply with lighting specifications of the Zoning Ordinance and the Land Development Ordinance.
 10. Architectural renderings will be presented at the meeting when the formal plan is submitted.
 11. Easements may be requested from the adjoining property between the curb line of the bank and the proposed property, if needed. It was noted no one from the bank attended the Zoning Hearing for the current project nor the MedExpress project.
- It was the consensus of the Planning Commission they are in favor of the use for the property. Since the project was a sketch plan, no action was taken by the Planning Commission.

b) Chrznowski Subdivision Sketch Plan – Mr. Scott Mease, P.E., Mease Engineering, P.C., was in attendance to present the six single family lot sketch plan located on two parcels containing approximately 21 acres on a proposed cul-de-sac street on Highview Road. Mr. Mease stated the applicant lives on the property and proposes to combine the two parcels to create five new lots. The project will be served by on-lot water and sewage disposal facilities.

Mr. Mease reviewed Mr. Wynn's review letter dated July 25, 2019 and highlighted the following:

1. Site capacity calculations have been completed for a total of sixteen lots even though only 6 lots are proposed.
2. A detention basin has already been built on one of the lots in the back that will remain along with a rain garden on the applicants' current property.
3. Since the proposed cul-de-sac road length is 750 feet which exceeds the maximum length of 500 feet, a waiver will be requested. The Planning Commission agreed with the waiver request.
4. The detention basin on Lot 3 complies with the definition of lot area in accordance to Section 160-11 of the Zoning Ordinance since the lot is 3.9 acres.
5. Waivers may be requested for the depth to width ratio requirements for three of the lots.
6. A waiver will be requested to permit the existing driveway access to remain along Highview Road.
7. The applicant will contact the Post Office in regard to mail delivery to the proposed dwellings.

8. The plan has been revised to move the intersection to the south for consideration to the existing residence across the street and for sight distance issues.
 9. The applicant will comply with tree replacement/reforestation requirements. Mr. Wynn noted that Ash trees do not count in regard to tree replacement.
 10. The applicant will ask for a waiver for cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk and provide a capital contribution in lieu of waived improvements.
 11. The applicant will comply with the corner lot buffers.
 12. Soil testing will be performed once the project proceeds.
 13. The applicant will comply with Township Stormwater Management requirements as well as the NPDES DEP requirements.
 14. The applicant will comply with the ultimate right of way of Highview Road to be offered for dedication to the Township.
 15. The applicant agrees to a capital contribution in-lieu-of recreation land dedication.
- It was the consensus of the Planning Commission they are in favor of the project. Since the project was a sketch plan, no action was taken by the Planning Commission.

c) Henofer Tract Subdivision Final Plan – No one was in attendance to present the plan.

4. PLANNING:

a) Suh Minor Subdivision – No one was in attendance to present the plan.

5. ORDINANCES:

a) Comprehensive Plan 2019 – Mr. Wynn outlined the revisions of the Draft 2019 Comprehensive Plan as per the Board of Supervisor's review. Mr. Wynn stated Chairman, Dave Christ, presented the Comprehensive Plan to the Board of Supervisors on June 26, 2017 as a final draft. The Board of Supervisors discussed their revisions and input was received on May 6, 2018. On July 22, 2019, the Board of Supervisors authorized sending the Draft 2019 Comprehensive Plan to the Township Planning Commission, the Bucks County Planning Commission, the contiguous municipalities, the school district for review and comment, and also directing the Township Solicitor to prepare for adoption at the September 23, 2019 Board of Supervisors meeting. After a brief discussion, concerns of the Planning Commission included the revisions to the pedestrian trail and paths. Motion was made by Mr. Rush and seconded by Mr. Hanson to

accept the revisions to the Draft 2019 Comprehensive Plan as presented by Mr. Wynn. Motion passed 3-1 with Mr. Nogami having the opposing vote. There was no public comment.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY: None.

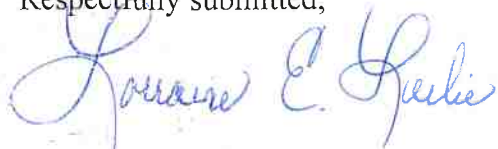
9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Hansen and carried unanimously, the August 19, 2019 Hilltown Township Planning Commission meeting was adjourned at 8:19 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).