

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, JULY 20, 2020**

The regularly 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 Brooke Rush, Jon Apple, Eric Nogami, and Township Engineer, C. Robert Wynn.

1. APPROVAL OF MINUTES – Action on the minutes of the June 15, 2020 meeting – Motion was made by Mr. Nogami, seconded by Mr. Rush and carried unanimously to approve the June 15, 2020 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) 31 Church Road Land Development – Mr. Dan Lyons, on behalf of the applicant, FWC Properties, LLC, along with Kristin Holmes, PE, Holmes Cunningham Engineering, LLC, and Bill Wilson, FWC Properties, LLC were in attendance to present the preliminary plan. Mr. Lyons gave a brief overview stating: The property is located at 31 Church Road on approximately 1.45 acres, and is currently improved with a few structures one being a farmhouse that has been converted into four apartment uses (B5), a structure that is for wholesale use (G3), and a structure for warehousing use (G7). The applicant is proposing to demolish the current G3 and G7 use and discontinue the use of the G3. The applicant proposes to reconstruct a 6,000 sq. ft. warehouse that would be the G7 use. The applicant also proposes to reduce the number of units in the residential farmhouse from four to three units and renovating it substantially. The site is currently served by on-lot water and sewer facilities; however, the existing residence and new warehouse building are proposed to be connected to public sewer facilities provided by Hatfield Municipal Authority. Mr. Lyons continued to state variances were granted by the Zoning Hearing Board on January 9, 2020 for a side yard setback and lot area size. Mr. Lyons discussed Mr. Wynn’s review letter dated July 7, 2020 and noted the following.

1. Mr. Lyons already discussed the Zoning Hearing Board approval.
2. Mr. Lyons stated the applicant will comply with the steep slopes and will be shown on the plan.
3. Mr. Lyons stated the applicant will comply with the required number of parking spaces (15) for the existing B5 conversion and the proposed G7 warehouse uses. Mr. Lyons continued to state the plan will be sent to Hilltown Station 60 for review.
4. Mr. Lyons stated there is a 35-foot buffer and a 25-foot planting requirement within that buffer. Some of the plantings are on the adjacent property (the County property in the RR District), and their anticipation is, since that property will never be developed, they are requesting

the planting on the Bucks County property to account for some of the 25 foot planting requirement. Mr. Wynn confirmed the County property will not be developed and the Planning Commission recommended no buffer should be required.

Kristin Holmes, PE, Holmes Cunningham Engineering, LLC, discussed the following waivers:

5.A SLDO Sections 140-28.P and 140-36.A, which require cartway reconstruction/overlay, drainage improvements, and sidewalk along Church Road within the frontage of the site. Ms. Holmes stated Church Road is a PennDOT highway and will be subject to their requirements, and the applicant will provide a capital contribution in an amount equal to the estimated cost of waived improvements. The Planning Commission recommended this waiver.

5.B SLDO Section 140-38.C(2)(c), (d), and (i) which requires all storm sewer pipe to be installed using reinforced concrete pipe having a minimum diameter of 18 inches and a minimum slope of 0.50%. Mr. Wynn did not have an objection to the waiver request and the Planning Commission recommended this waiver.

5.C SLDO Section 140-37.F which requires a tree protection zone (measured 15 feet from the trunk of the tree, or to the limit of the dripline, whichever is greater) around all trees to be preserved as part of a project. The applicant is asking for a partial waiver to have a limited tree protection zone in the areas of the trees that are in closer proximity to the improvements. Ms. Holmes also stated they agree to putting a note on the plans in regard to taking special protection during construction. The Planning Commission recommended this waiver.

5.D SMO Section 134-20.C which requires all existing impervious surface areas to be considered as meadow (good condition) in the predevelopment condition, for the purposes of flow rate determination. Mr. Wynn recommended approval of the waiver request noting the use of 20% of existing impervious surfaces as meadow. The Planning Commission recommended this waiver.

6. Ms. Holmes stated the applicant will comply with the Stormwater Management requirements.

7. Ms. Holmes stated the applicant has obtained the Bucks County Conservation District adequacy letter for erosion and sediment control.

8. Ms. Holmes stated it is acknowledged the existing and proposed buildings will be served by an existing on-lot well.

9. Ms. Holmes stated the applicant will comply and the Township consultants will submit the Sewage Facilities Planning Module exemption mailer to PADEP. Ms. Holmes also noted Hatfield Township Municipal Authority has stated there is adequate capacity to collect, convey, and treat effluent generated by the uses on the site.

10. Ms. Holmes stated the applicant will comply in regard to the ultimate right-of-way of Church Road be offered for dedication to the Township by note on the record plan.

11. Ms. Holmes stated the applicant will comply to the right-of-way monumentation to be installed utilizing premanufactured concrete monuments and be certified in writing by the responsible surveyor, prior to plan recordation.

12. Ms. Holmes stated in regard to the landscape plan and required street trees along the property, the trees have been placed throughout the site rather than in the street tree requirement area and that is based on the existing conditions and overhead wires. They have been scattered in a more feasible location to allow the number of trees to be planted on the property. The Planning Commission recommended the installation of trees as proposed.

13. Ms. Holmes stated the applicant will comply with the submission of the Opinion of Cost and acknowledges the need for the execution of the Development/Financial Security Agreement. Mr. Rush questioned the sewer line going across the adjoining properties. Ms. Holmes confirmed there will be an easement agreement for the sanitary lateral line with the adjacent property. Mr. Wynn stated this is the last property on Church Road that is in Hatfield's jurisdiction. Motion was made by Mr. Rush, seconded by Mr. Apple and carried unanimously to recommend Preliminary/Final approval for 31 Church Road Land Development contingent on the items contained in Mr. Wynn's review letter dated July 7, 2020, including the waivers and fees that were discussed. There was no public comment.

b) Knox Land Development Sketch Plan – No one was in attendance to present the plan. Mr. Christ summarized a memo from Zoning Officer, Dave Taylor, dated July 20, 2020 stating per the Zoning Ordinance, 50% of the gross sales of the products sold shall be grown on the property and the applicant has just started to plant vines, so the proposal may be premature. Also, any activity involving on-premise consumption of alcoholic beverages would require relief from the Hilltown Township Zoning Hearing Board. Mr. Rush stated, when this project proceeds through, he is curious as to when Bishop Winery's vineyards were planted versus when they opened. Mr. Wynn stated the Zoning Hearing Board authorized Bishop Winery to sell early. Mr. Rush stated that there is a precedent. Discussion ensued regarding the time it takes to grow grapes and maybe the ordinance was written for vegetables and not necessarily for grapes that gets squeezed into wine and gets sold in a bottle. Mr. Apple stated this ordinance may have to be looked at again to consider what a winery means in relationship to what a vegetable garden is.

5. PLANNING: None.
6. ORDINANCES: None.
7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

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10. PUBLIC COMMENT: Wally Rosenthal, 530 Rosie Lane, thanked the Planning Commission for their recommendation and support, and questioned if the recommendation of 125 units for the retirement village was based on a calculation and, if so, if he added additional acreage to it, could that number be increased. Mr. Rush stated he did not do a calculation; if it was a one for one, he would approve it in a minute. If it was two times the density, it might be worth it. It is all about density. He picked that number because it was less density. Mr. Apple stated the density does not go up because there is additional acreage.

11. PLANNING COMMISSION COMMENTS: Mr. Rush suggested 11 x 17 plans in the PC packets. Also, Mr. Rush questioned the delay with Wawa. Mr. Wynn stated all of the new Wawa projects have been delayed until next year because of COVID-19 and should start in the Spring at the earliest.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Nogami and carried unanimously, the July 20, 2020 Hilltown Township Planning Commission meeting was adjourned at 7:54 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).