

BUSH BUILDERS HEARING

SPECIAL MEETING HELD THIS DECEMBER 2, 1971 AT THE TOWNSHIP BUILDING, BY THE SUPERVISORS OF HILLTOWN TOWNSHIP. ROUTE 113 & DIAMOND STREET, SILVERDALE, PA PETITION OF JOSEPH P. BUSH TO REZONE FROM C-N COMMERCIAL, A CERTAIN TRACT OF LAND, SITUATE ON THE SOUTHERLY SIDE OF HILLTOWN PIKE, HILLTOWN, PA. BOUNDED ON THE EAST BY THE LANDS OF JAMES CAHILL AND HAVING FRONTAGE OF APPROXIMATELY 971 FEET. THE REQUEST IS TO REZONE THE C-N THE GROUNDS TO A DEPTH OF 400 FT, FROM THE HILLTOWN PIKE WITH THE FRONTAGE OF 971 FEET TO C-S SHOPPING CENTER. THE PETITION FURTHER REQUESTS THAT THE BALANCE OF THE GROUND, LOCATED SOUTH C-N NEIGHBOOD COMMERCIAL SHOPPING DISTRICT BE REZONED TO M - F RESIDENTIAL DISTRICT. THE ENTIRE PARCEL CONTAINS 13.52 ACRES, WITH EACH REQUEST INVOLVING 6 1/2 ACRES.

MR. FRANKENFIELD CALLED THE MEETING TO ORDER AT 7 O'CLOCK P.M. SUPERVISORS PRESENT WERE MR. FRANKENFIELD & MR. MOYER. MR. HOCKMAN BEING ABSENT. MR. FRANKENFIELD THEN TURNED THE MEETING OVER TO MR. WILSON OUR SOLICITOR, WHO THEN CONDUCTED THE MEETING.

PRESENT WERE MRS. JAMES, MR. WHITE, LOUIS RECKNER, JAMES J. VIELER, MR & MRS MARTIN INDIALE, ROBERT A. HOFF, MR & MRS WILLIAM E. GARTNER, MR. WALTER HELHOWSKI. ROBERT E. SCHADLER, MRS EDWARD CAMBURN, MRS CARL NEBHUT, CHARLES M. BARCLAY, J.E. CLEMENS MR & MRS GEO J. GANNON, ANTHONY CONLIN, MARION R. KLINTOCK, JOHN S. MURPHEY, MR. KELLER, ANNE KEELER, WALTER RUEBEL, FRANK ANABUL, WILLIAM WEBER, GEORGE ANNTUNES FRANK MARX, DAVE HARTSHORNE, LOUIS WALCH, MR. BUSH, MR ROCHLIS, MR & MRS DOUGHERTY MR EDWARD RIMS, MR. FRANK GRABOWSKI.

MR. WILSON STATED THAT MR. JOSEPH J. BUSH ASKED THE SUPERVISORS, TO REZONE 6 1/2 ACRES FROM C-S TO H-C AND 6 1/2 ACRES FROM R-S TO M-F MULTI FAMILY. MR WILSON READ THE USES ALLOWED IN AREAS THAT IS REQUESTED TO BE REZONED.

MR. BUSH THEN INTRODUCED MR. ROCHLISS, AN ARCHITECT AND HE THEN STATED WHAT THEY WOULD LIKE TO DO. NAMELY TO BRING IN WATER & SEWER, AND THESE BUILDINGS WERE TO BE OF A CONDOMINIUM TYPE. THE COSTS OF THE BUILDINGS TO BE AROUND \$20,000 DOLLARS SO AS TO INSTILL PRIDE OF OWNERSHIP. THE COMMERCIAL TAX AREA TO BE SOLD AS A CONDOMINIUM ALSO. GROUND TO REMAIN THE PROPERTY OF THE DEVELOPER. SURFACE WATER TO BE HELD IN IMPOUNDING BASIN 70 FEET X 15 X 10, INLET GRATE OF 50 FEET X 6 FEET. WHERE IT WOULD DRAIN AWAY NATURALLY, AND MAINTENANCE WOULD BE TAKEN CARE BY THE CORPORATION. BUILDINGS TO BE SOLD ON A MORTGAGE BASIS. THIS IS WHAT THEY WOULD LIKE TO ACCOMPLISH.

Q. MR. ORMOND. WOULD FEDERAL MONEY BE INVOLVED.

A. MR. BUSH. THEIR COULD BE. AND WE WOULD EVENTUALLY HAVE SEWERS.

Q. TO MR. WILSON WAS IT COMMERCIAL. YES. HE IS ASKING FOR 971 FEET.

MR. WEBER STATED, THAT A LETTER TO THE SUPERVISORS, WAS AGAINST THE REZONING.

MR. RUEBEL. WHO IS THE EQUITABLE OWNER.

MR. BUSH. IS THE EQUITABLE OWNER

MRS. DOUGHERTY. WHO APPLIED FOR THE REZONING. MR. BUSH XXXX

MR. RECKNER. WANTED TO KNOW IF THEIR WAS ANY EVIDENCE THAT PROPERTY VALUE WOULD BE INCREASED, IF WE HAD SEWER.

MR. ORMOND. IS THIS TO BE A PRIVATE SEWER.

MR. WHITE. HOW MANY PARKING SPACES. WILL THIS CREATE TRAFFIC PROBLEMS

MR. BUSH. 426 PARKING SPACES.

MRS NEBHUR. WHAT TYPE BUILDINGS

MR. BUSH. BUILDINGS TO BE OF COLONIAL DESIGN, ALL AREAS TO BE LANDSCAPED, AN A AREA WHERE YOU COULD REST AND RELAX. THERE ARE TO BE EIGHTY FOUR APARTMENTS AND NINETY TWO PARKING SPACES.

MR. WHITE. HOW FAR IS THE ROAD FROM THE PAROCHIAL SCHOOL.

MRS GANNON. STATED THAT NO ONE WOULD WANT OT BE COOPED ALL DAY IN AN APARTMENT. QUESTION WAS AKED HOW MUCH WERE THESE APARTMENTS TO RENT FOR, ANSWER WAS \$155.00 A MONTH. 1 BEDROOM.

MR. GRUBB. COULD THEY ADD MORE BUILDINGS, MR WILSON, ONLY BY A ZONING VARIANCE. HEARING.

QUESTION. IS THERE ADEQUATE WATER SUPPLY, MR BUSH STATED THERE WAS. MR. MARX ALSO STATED THERE WAS ADEQUATE SUPPLY.

MR. ORMOND. WHO IS RESPONSIBLE IF MY WELL GOES DRY.

MR. BUSH. WE WOULD HAVE AN AUXILIARY WATER SUPPLY FROM THE NORTH PENN WATER AUTHORITY.

MR. PURCELL. DID NOT THINK WE NEEDED A SHOPPING CENTER, OR A GAS STATION.

MRS CAMBURN. WANTED A DIRECT ANSWER TO THE WELL. MR BUSH. WE WILL HAVE AN AUXILIARY LINE.

MR. CRAWFORD. WHO IS GOING TO BUILD THE SEWER & WATER LINES. MR. BUSH WOULD.

MR. HARTSHORNE. WANTED A SHOW OF HANDS, HOW MANY WOULD WANT IT.

MR. BUSH. THIS WOULD BE UNFAIR.

MR. JAMES CAHILL. STATED THAT THE BOARD OF SUPERVISORS, WERE PRESENTED WITH A PETITION WITH 300 HUNDRED SIGNATURES. AND HOW LONG THE SEWER WOULD REMAIN PRIVATE A QUESTION ABOUT THE WATER TABLE. MR BUSH. STATED THAT THIS SURFACE WATER DID NOT GO DOWN TO THE WATER TABLE.

MR. SCHADLER. DID NOT THINK THE PEOPLE WANTED THIS AREA REZONED.

MR. THOMAS, STATED THAT EVERY ONE IN THIS AREA SHOULD BE CONCERNED ABOUT THE DRILLING A WELL OF THIS SIZE. AS IT WOULD TAKE AWAY THE WATER.

MR. BARCLAY.

MR. BARCLAY. WHICH WAY WILL THE SEWER LINE RUN. IT WOULD RUN DOWN HILLTOWN PIKE.

MR. MARX. STATED THAT PEOPLE WOULD RUN OUT OF WATER ANYWAY, AND THAT HE WANTED TO SELL THE GROUND. AND AT ONE TIME HE WANTED TO PUT 14 HOMES ON THE GROUND AND NO ONE WANTED TO BUY

MR. HARTSHORNE PLANNING COMMISSION MEMBER, STATED THAT IT WAS THE 5 MEMBER PLANNING COMMISSION DECISION THAT THE REZONING BE REJECTED, AND THAT THE APPLICATION WAS LUDICROUS.

MR. WHITE. STATED THAT THREE HUNDRED SIGNATURES WERE BROUGHT INTO THE SUPERVISORS, AND THEY DID NOT WANT THE APARTMENTS.

DON MITCHELL. NORTH PENN REPORTER, ASKED IF THE ELECTRIC WIRING WOULD BE UNDERGROUND

MR. KELLER. WANTED TO KNOW IF THERE WERE SET BACK LINE FROM THE CENTER OF THE ROAD.

MRS GAMBURN. STATED THAT THIS SHOULD REMAIN RESIDENTIAL AND REMAIN RURAL.

MR. ROCHLISS. STATED THAT THEY COULD STILL BUILD STORES.

MR. TIMLIN. STATED THAT HE DID NOT WANT TO LIVE IN APARTMENTS, AND WAS NOT IN FAVOR OF THIS DEVELOPMENT.

MR. ORMOND. WANTED TO KNOW IF THERE WAS A GRADING PLAN.

MR. BUSH. ENGINEERS HAVE GONE INTO RATHER THOROUGHLY.

MR. GAHILL. STATED THAT THE JACKSON REALTY CO, HAVE APPROACHED PEOPLE TO PURCHASE THEIR PROPERTY. ALSO IF THIS WOULD BE PRIMARY OR SECONDARY ELECTRIC SERVICE, AND IF IT WOULD REQUIRE POLE TYPE LIGHTING.

MR. PURCELL. HOW LONG BEFORE A DECISION IS REACHED.

MR. WILSON. MAYBE TWO WEEKS, OR TWO DAYS, OR LONGER.

MR. ANTUNNES. CHAIRMAN OF THE ZONING COMMITTEE IN 1958 & 1959. THIS COMMERCIAL WAS ONLY INTENDED FOR THE STORE, HOTEL AND THE HENDRICKS COAL AND OIL.

MRS. ROBBINS. WOULD A TRAFFIC LIGHT BE NEEDED.

MR. MARTINDALE. WOULD LIKE THE SUPERVISORS TO LEAVE THE AREA AS IS.

MR. KELLER. WOULD MORE APARTMENTS COME IN.

MRS DOUGHERTY. WOULD THIS BE MR. BUSH SEWER LINE.

MR BUSH. STATED THAT A PACKAGE PLANT WOULD COST \$125,000.00 DOLLARS. AND BEFORE MORE APARTMENTS COULD BE PLACED ON THIS GROUND, IT WOULD HAVE TO COME BEFORE A ZONING VARIANCE HEARING BOARD.

THIS BEING THE END OF TESTIMONY AND OPPOSITION TO THE PROPOSED REZONING.

MEETING ADJOURNED 11.30 O'CLOCK P.M.

RESPECTFULLY SUBMITTED

J. ARTHUR MOYER

SECRETARY