

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, SEPTEMBER 21, 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, Frank Henofer, and Township Engineer, C. Robert Wynn. Chairman David Christ welcomed Frank Henofer to the Planning Commission.

1. APPROVAL OF MINUTES – Action on the minutes of the July 20, 2020 meeting – Motion was made by Mr. Apple and seconded by Mr. Nogami to approve the July 20, 2020 meeting minutes as written. The motion passed 4-0-1 with Mr. Henofer abstaining from the vote. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Gordon Builders Minor Subdivision – Mr. Jeff Wert, PE, Metz Engineers, was in attendance on behalf of the applicant to present the minor subdivision plan on 5.514 acres located along the northeast side of Blooming Glen Road within the RR Zoning District. The applicant proposes to subdivide the property into two lots with Lot 1 (4.079 acres) containing an existing single-family detached dwelling, detached garage, ruins of a barn, and two stone driveways. Lot 2 (2.133 acres) is not specified for a use. Lot 1 is served by an on-lot well and public sewer facilities. Lot 2 is proposed to be served by public water and sewage disposal facilities. Mr. Wert reviewed Mr. Wynn’s engineering letter dated August 31, 2020 and discussed the following:

1. Mr. Wert stated the applicant would like to defer the improvements on Lot 2 until the time of building permit application. Mr. Wert confirmed the sight distance will be completed for Lot 1.

1.A. Mr. Wert stated the applicant will comply with the Declaration of Restrictive Covenants.

1.B. Mr. Wert stated the applicant will get the measurements for the proposed driveways for both locations and will get a driveway permit from PADOT for the driveway on Lot 2.

2. Mr. Wert stated the applicant will comply to revise the plan to delineate the 100-year floodplain and drainage easement.

3. Mr. Wert stated he will revise the requested waivers, on behalf of the applicant, at re-submission. A lengthy discussion ensued in regard to the installation of sidewalk in front of the property. Mr. Wynn stated to extend the sidewalk, the house is in the way, and a large box culvert would have to be extended. A fee-in-lieu for the improvements was recommended.

4. Mr. Wert stated Lot 1 has an existing well and Lot 2 will be served by public water. The applicant will obtain a will-serve letter from HTWSA regarding public water for Lot 2.

5. Mr. Wert stated the applicant will obtain a will-serve letter for the public sewer from HTWSA for Lot 2 along with the submission of Sewage Facilities Planning Module. Lot 1 is currently served by public water.
6. Mr. Wert stated two barns were removed from the property and it will be reflected on the revised plan.
7. Mr. Wert stated the applicant will be offering the right-of-way of Blooming Glen Road for dedication to the Township.
8. Mr. Wert stated the applicant will set all of the pins and monuments.
9. Mr. Wert stated the applicant will provide a fee-in-lieu of dedication of recreation land in the amount of \$2,650.00 for the new lot only.
10. Mr. Wert stated the applicant will revise the engineering/drafting items with the revised plan.
11. Mr. Wert stated the applicant would like to defer the street trees as part of the covenant. No action was taken by the Planning Commission.

b) Homestead Farm Subdivision Sketch Plan – Mr. Rob Cunningham, PE, Holmes Cunningham, LLC was in attendance, along with the applicant, Joe Cassadonti, to present a sketch plan of 21.43 acres located along the north side of Broad Street within the RR Zoning District. The applicant proposes to subdivide the property into five single family detached dwelling lots. All lots contain frontage on Broad Street and range between 3 acres and 5.25 acres. The site is proposed to be served by on-lot water and sewage disposal facilities. Mr. Cunningham reviewed Mr. Wynn's engineering review letter dated August 18, 2020 and discussed the following:

1. Mr. Cunningham stated the applicant will comply with the items in Mr. Wynn's review letter at the time of preliminary plan submission. The applicant will comply with the flag lot minimum lot area as close as they can to the 10-acre minimum and may go to the Zoning Hearing Board for variance approval. A lengthy discussion ensued regarding the number of lots to ensure the 10-acre flag lot minimum. Applicant, Mr. Cassadonti, stated their main objective was to layout the property as to not touch any trees.
2. Mr. Cunningham stated the plan will be revised to delineate the pond shoreline and will identify the number/location/size/type of each tree that may be impacted by the project for review relative to tree replacement requirements. A site evaluation will be done to determine the presence/absence of wetland/regulated waters.
3. Mr. Cunningham stated the applicant will comply with the buffer requirements.
4. Mr. Cunningham stated the applicant will submit a waiver for the lot to width ratio or it may be part of the Zoning Hearing Board application.
5. Mr. Cunningham stated each lot would have its own driveway along with individual septic systems. Mr. Cunningham stated there will not be a HOA.
8. Mr. Wynn stated it is strongly encouraged to provide a tested replacement sewage disposal area on each lot in the event of failure of the primary sewage disposal system.

9. Mr. Cunningham stated the applicant will comply with stormwater management requirements.

10. Mr. Cunningham stated the applicant will not dedicate any recreation land in the area.

11. – 16. Mr. Cunningham stated the applicant will comply with these items consisting of: ultimate right-of-way of Broad Street will be offered for dedication to the Township, driveway lampposts will be installed on each lot, all discarded materials will be removed, waivers will be requested in writing, and a location map will be added to the sketch plan.

Planning Commission Comments:

Mr. Apple stated the plan should be reduced to four lots.

Mr. Cassadonti stated he would like to have five reasonable lots.

Mr. Wynn stated with fewer lots, no waiver would be needed.

Mr. Cunningham stated they will re-group and go the Zoning Hearing Board to pursue five lots and may be able to make the flag lot closer to eight acres.

Mr. Christ stated he would desire the flag lot to be closer to ten acres.

Mr. Rush stated he would like to see the flag lot to be as close to ten acres as possible.

Mr. Cassadonti stated there is a chicken coup in the woods. Mr. Wynn stated the chicken coup was observed by Mr. Fulmer and should be removed.

No action was taken by the Planning Commission.

5. PLANNING: None.

6. ORDINANCES: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY: Trucksess Land Development Car Wash, Route 113.

10. PUBLIC COMMENT: None.

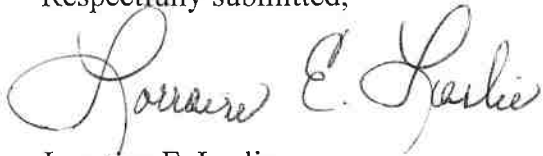
11. PLANNING COMMISSION COMMENTS: Mr. Rush commented construction of the Wawa started up again. Mr. Christ stated an email was received from Mr. Taylor regarding the Knox Winery. Mr. Wynn stated another sketch plan was received and may be reviewed at the next Planning Commission meeting.

12. PRESS CONFERENCE: None.

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13. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Henofer and carried unanimously, the September 21, 2020 Hilltown Township Planning Commission meeting was adjourned at 8:21 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lorraine E. Leslie". The signature is written in black ink and is positioned above the typed name.

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).