

**HILLTOWN TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
MONDAY, JUNE 6, 2022**

The work session meeting of the Hilltown Township Planning Commission was called to order by Chairman Dave Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Brooke Rush, Jon Apple, Eric Nogami, and Township Engineer, Timothy Fulmer. Frank Henofer was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the March 21, 2022, meeting – Mr. Christ announced the approval of the March 21, 2022, minutes will be carried over to the next meeting.

APPROVAL OF MINUTES – Action on the minutes of the April 18, 2022, meeting – Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to approve the April 18, 2022, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Polachek Minor Subdivision: Scott McMackin, P.E., Cowan Associates, Inc, was in attendance to present the minor subdivision plan on 2.70 acres located at 1028 Seven Corner Road and the southeast side of Spring Hill Lane within the RR Zoning District which is proposed to be subdivided into two lots. Lot 1 (1.44 acres) has frontage on Seven Corner Road and contains an existing single family detached dwelling, a barn, and driveway access along Seven Corner Road. Lot 2 (1.16 acres) has frontage on Spring Hill Lane with an existing stone driveway and is proposed for future construction of a single family detached dwelling. Lot 1 is served by an on-lot well and on-lot sanitary sewer system and Lot 2 is proposed to be served by public water facilities owned by Hilltown Township Water and Sewer Authority and on-lot sanitary sewer facilities. Mr. McMackin reviewed Wynn Associates Inc. engineer letter dating April 19, stating the majority of the items are “will comply” and discussed the following per the review letter:

1. The applicant obtained an interpretation of law regarding compliance with lot width requirements for Lot 2 and a variance from Section 160-23.B(1) to permit a rear yard setback of 24 feet between the proposed lot and the existing barn to remain on Lot 1.

2. A note will be added to the plan memorializing the field investigation was completed by Penn’s Trail Environmental, LLC and a tree survey will be completed.

3. Waivers requested are as follows:

A. SLDO Section 140-17.D which requires existing features within 100 feet of the site to be shown on the plan.

B. SLDO Sections 140-28.P, 130-35, and 140-36 which requires drainage improvements, cartway reconstruction/overlay, curb and sidewalk along existing roads within the frontage of the site.

C. SLDO Sections 140-34.A(3) & (8) which contain residential driveway design requirements related to driveway location and radii. It was noted the applicant will pave the driveway fifteen feet from the road.

D. SDLO Section 140-37.G which requires that all existing trees having a diameter of 10 inches or greater that are to be removed and/or destroyed during development shall be replaced with a tree or trees to satisfy replacement tree planting requirements of the Subdivision Ordinance. It was noted this will tie in with the tree replacement survey.

E. SLDO Section 140-48 which requires street lighting along existing streets.

F. SLDO Section 140-60.A which requires that all residential subdivisions provide public dedication of land suitable for park and recreation use. It was noted this item will be discussed with the Board of Supervisors.

Mr. McMackin stated the applicant is requesting an additional waiver:

G. Section 134-16.D.5 of the Stormwater Management Ordinance which requires a minimum of 30 feet of undisturbed fill separating the foundation wall of any building and an infiltration BMP. Mr. Fulmer clarified the ordinance requirement is so that impounded stormwater within the infiltration facility does not adversely impact the foundation of the house and suggested that the applicant find a way to mitigate that possibility. Mr. McMackin stated they are planning on putting in an impermeable liner in between the house foundation and the infiltration BMP so if there is any seepage it will not go towards the house. Mr. McMackin further noted that the infiltration facility is located on the side of the dwelling opposite the garage slab, so that there will be adequate separation between the infiltration facility and the part of the dwelling containing a basement.

4. All items in regard to Stormwater Management will be cleaned up to the Township Engineer's satisfaction. Mr. McMackin stated the remainder of the review letter is all clean up items and will be taken care of.

Mr. McMackin stated the two alternate septic systems are next to each other and they will tweak the grading on the reserve site. It was noted this property was not part of the original subdivision. It is not considered a flag lot due to the interpretation that the Zoning Hearing Board gave, stating the applicant has the requisite lot width because, as it is measured on the plan, it meets the minimum lot width at the building setback line.

Motion was made by Mr. Rush, seconded by Mr. Apple, and carried unanimously to recommend plan approval for the Polacheck Minor Subdivision contingent on the items contained in the Wynn Associates Inc. review letter dated April 19, 2022, including the SLDO waiver request and the additional waiver from Section 134-16.D.5 of the Stormwater Management Ordinance which requires a minimum of 30 feet of undisturbed fill separating the foundation wall of any building and an infiltration BMP. There was no public comment.

4. PLANNING: None.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

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8. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Fulmer stated he received plans for the MRC Signs Land Development, Yates Minor Subdivision, and the RG Land Development for the July agenda. The Venue at Hilltown Zoning Petition will be on the June 20, 2022, agenda.

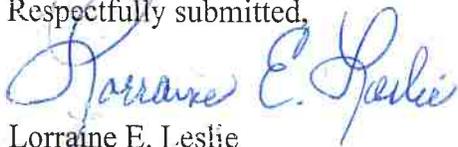
9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: Mr. Rush noted the Sensinger Subdivision, located off of Route 113, is for sale. Mr. Fulmer stated Phase 1 has a final approval with conditions that have not been satisfied yet, and, Phase 2 has preliminary approval so when they want to move ahead with the whole project in the future, they will have to come back and get a final approval for Phase 2.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Apple, and carried unanimously, the June 6, 2022, Hilltown Township Planning Commission meeting was adjourned at 7:21 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).