

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JULY 17, 2023

The regularly scheduled 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 Eric Nogami, Jon Apple, Robert Sichelstiel, Township Engineer Timothy Fulmer, and Theresa Spehar. Frank Henofer was absent.

1. APPROVAL OF MINUTES – action on the minutes of the May 15, 2023, meeting – Motion was made by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously to approve the May 15, 2023, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Bartells Lot Line Adjustment Subdivision: Scott Mease P.E., Mease Engineering, was in attendance, along with Jacob and Kimberly Bartells, to present the lot line adjustment between James & Katherine Croll and the Bartells. The common boundary between TMP #15-11-101 (Croll) and TMP #15-11-101-1 (Bartells) is proposed to be revised for conveyance of 0.949 acres from TMP #15-11-101 to TMP #15-11-101-1. Both parcels are located within the CR-2 Zoning District. TMP #15-11-101 (currently 3.15 acres) contains an existing single family detached dwelling, pool, accessory structures, and driveway access along Callowhill Road. TMP# 15-11-101-1 (currently 4.162 acres) is vacant and is part of TMP #12-13-14-101 (flag lot) in East Rockhill Township. TMP #15-11-101 is served by an on-lot well, and public sewer proposed by Perkasio Regional Authority. The plan also identifies adjustment of other property lines between parcels exclusively within East Rockhill Township, which is subject to review by East Rockhill Township. No development is proposed with the application. Mr. Mease reviewed Wynn Associates Inc. dated June 20, 2023, and stated the deeds of dedication and consolidation will be done, plan approval will be conditional upon the applicant also obtaining plan approval from East Rockhill Township, and waivers are requested for cartway reconstruction/overlay, drainage improvements, cartway widening, and curb and sidewalk along Callowhill Road within the frontage of the site. Mr. Mease stated no development is proposed and the right of way was already dedicated. Monuments will be installed and a note regarding the natural resources will be put on the plan.

Motion was made by Mr. Nogami, seconded by Mr. Apple, and carried unanimously to recommend approval for the Bartells Lot Line Adjustment contingent upon Wynn Associates Inc. revies letter dated June 20, 2023. Mr. Fulmer added that the motion also recommends approval of the waiver of street improvements, which are included in the letter of June 20, 2023.

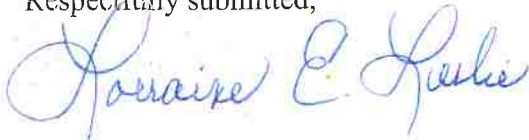
5. PLANNING: None.

6. ORDINANCES/RESOLUTIONS: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.
10. PUBLIC COMMENT: None.
11. PLANNING COMMISSION COMMENTS: Mr. Christ stated the Planning Commission received the codified Zoning Ordinance. Mr. Nogami asked for the PDF to be sent to him and Ms. Spehar will send it to him.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Nogami, and carried unanimously, the July 17, 2023, Hilltown Township Planning Commission meeting was adjourned at 7:12 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).