

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REORGANIZATION MEETING
TUESDAY, JANUARY 16, 2024**

The reorganization meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Jon Apple, Eric Nogami, Robert Sichelstiel, new member Dave Bartholomew, and Township Engineer Timothy Fulmer. Mr. Christ welcomed Dave Bartholomew to the Planning Commission.

1. REORGANIZATION-NOMINATION AND ELECTION OF OFFICERS FOR 2024

a) Chairman – Motion was made by Mr. Apple, seconded by Mr. Sichelstiel, and carried unanimously to appoint Mr. Christ as Chairman of the Planning Commission. There was no public comment.

b) Vice Chairman – Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to appoint Mr. Apple as Vice Chairman of the Planning Commission. There was no public comment.

c) Secretary – Motion was made by Mr. Sichelstiel, seconded by Mr. Bartholomew, and carried unanimously, to appoint Mr. Nogami as Secretary of the Planning Commission. There was no public comment.

2. APPROVAL OF MINUTES – action on the minutes of the November 20, 2023, meeting – Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to approve the November 20, 2023, meeting minutes as written. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Christopher & Carol Janoski Land Development Waiver: Mr. Fulmer stated the applicants are seeking a land development waiver to construct a 50'x48' agricultural pole barn on their 10.50 acres along the southwest side of Callowhill Road within the RR Zoning District. Mr. Fulmer discussed Section 160-23.I(17) of the Zoning Ordinance which requires land development if the first-floor area is above 1,250 SF, along with the Wynn Associates, Inc. review letter dated January 5, 2024.

Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend a land development waiver for Christopher & Carol Janoski contingent upon the items contained in Wynn Associates Inc. review letter dated January 5, 2024. There was no public comment.

b) Carson Helicopters, Inc. Conditional Use: Solicitor Steve Harris, along with Estelle Eberhardt, Erick, Eberhardt & Mientus, Inc., reviewed the Wynn Associates, Inc. review letter dated January 5, 2024, for the Conditional Use to expand an existing non-conforming industrial use on two parcels of 51.6 acres located along the west side of Blooming Glen Road within the RR Zoning District, along with the former Zoning Hearing Board approval. Mr. Frank Carson gave an overview and history of the Carson Helicopters business.

c) Carson Helicopters, Inc. Land Development: Solicitor Harris, and Ms. Eberhardt, discussed the items contained in the Wynn Associates, Inc. review letter dated January 5, 2024, regarding Carson Helicopter's proposal to construct a 150'x250' warehouse building accessed from an existing driveway along Blooming Glen Road, and the proposed waivers. It was noted the items that are to be stored are currently stored outside, it will be the same height as the existing buildings, the Code Department will determine if a sprinkler system will be required, and it will be explored if it would be adequate to have a

bathroom in the building. Discussion ensued regarding the first zoning ordinance from 1958/1959.

Motion was made by Mr. Apple, seconded by Mr. Sichelstiel, and carried unanimously to recommend approval of the Conditional Use application for Carson Helicopters, Inc. There was no public comment.

Motion was made by Mr. Apple, seconded by Mr. Bartholomew, and carried unanimously to recommend Preliminary/Final plan approval for Carson Helicopters, Inc. contingent upon the items contained in Wynn Associates, Inc. review letter dated January 5, 2024, including the soil stabilization matt. There was no public comment.

5. PLANNING: None.

6. ORDINANCES: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

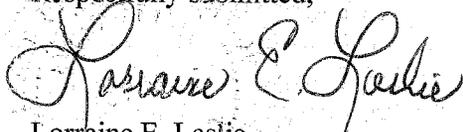
10. PUBLIC COMMENT: None.

11. PLANNING COMMISSION COMMENTS: Mr. Christ commented the Ordinance that was presented by Solicitor Wuerstle in September was tabled by the Planning Commission because they had a lot of questions, and the Board of Supervisors approved the ordinance at their October meeting without receiving a recommendation by the Planning Commission. Mr. Christ continued to state his issues were with the Board of Supervisors and have nothing to do with the operations of Carson Helicopters as they are wonderful citizens to the Township and a valuable benefit to Hilltown Township.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Bartholomew, seconded by Mr. Nogami and carried unanimously, the January 16, 2024, Hilltown Township Planning Commission reorganization meeting was adjourned at 8:07 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).