

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, FEBRUARY 17, 2025**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice Chairman Dave Bartholomew at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Eric Nogami, Robert Sichelstiel, Carol Pierce, along with Township Engineer Timothy Fulmer. Jon Apple was absent.

1. APPROVAL OF MINUTES – action on the minutes of the January 21, 2025, meeting: Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to approve the January 21, 2025, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Vitelli Minor Subdivision Sketch Plan: Jason Korczak, P.E., Holmes Cunningham, was in attendance to present a proposed sketch plan for a 10.32-acre tract located along the southeast side of Welcome House Road to be subdivided into two single family detached dwelling lots within the RR Zoning District. Lot 1, 3.5 acres, contains an existing dwelling currently under construction and stone driveway access along Welcome House Road via a proposed shared access easement through Lot 2. Lot 2, 6.5 acres, contains an existing detached garage, and is proposed for construction of a new single family detached dwelling which will use the existing stone driveway access shared with Lot 1 along Welcome House Road. Lots will be served by on-lot water and on-lot sanitary sewage facilities. Mr. Korczak discussed Wynn Associates, Inc. engineering review letter dated January 24, 2025, stating the applicant will comply with a majority of the items. Discussion ensued regarding maintenance of the existing pond; potential waivers for lot line orientation and street improvements; and a shared driveway access easement agreement to be recorded in conjunction with the subdivision plan. No action was taken.

b) Weidner Tract Subdivision: Gregg Adelman, Esq., Kaplan Stewart, and Tim Woodrow, P.E., Woodrow & Associates, were in attendance to present the revised preliminary subdivision plans for the Weidner Tract Subdivision, which proposes 17 single family detached dwelling lots at Seven Corner Road and South Perkasio Road. The revised plan shows an approximate 1,650 LF long cul-de-sac curbed road having 32 feet wide cartway which will be privately owned and maintained by a Community Homeowner's Association. Mr. Adelman reviewed Wynn Associates, Inc. engineering letter dated January 24, 2025 stating all items are "will comply" and discussed the waivers: SLDO Section 140-30.C, which limits the length of the cul-de-sac streets to a maximum of 500 feet, or access to 12 dwelling units or less, whichever is more restrictive; SLDO Section 140-27.B(1) which limits block length to 1,600 feet or less; SLDO Section 140-28.M, which prohibits proposed roads from crossing municipal boundaries; SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require drainage improvements, cartway reconstruction/overlay, cartway widening, curb and sidewalk along existing streets within the frontage of the site (the amount of the capital contribution will be considered once a cost estimate is received); SLDO Section 140-38, which requires that design of stormwater management facilities must be based on the maximum permitted site and individual lot impervious surface area (15%) for all major residential subdivisions, where the smallest lot is less than three acres; and SMO Section 134-19.J.4.c which requires internal basin side slopes to be a maximum of 4 horizontal to 1 vertical. The Planning Commission suggested that the Reserved ROW between Lots 15 and 16 should remain to provide a means of emergency access between the private roadway and a potential future development on the adjacent parcel. The applicant agreed to revise the plan to reroute the storm sewer discharge from the basin through the site to the storm sewer system along Seven Corner Road rather than utilizing the drainage easement within TMP #12-13-21-2. The applicant also stated further discussion will be held with HTWSA, East Rockhill Township, and Perkasio Regional Authority to finalize the proposed water/sewer service to the site, prior to returning to the Township for final plan approval.

Motion was made by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously to recommend preliminary land development recommendation for the Weidner Tract Subdivision contingent upon the items contained in the Wynn Associates, Inc. review letter dated January 24, 2025, including the waiver requests.

Public Comment: Chuck Kuleza commented on the cul-de-sac street design and the future ROW.

There was no additional public comment.

4. PLANNING: None.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): Mr. Fulmer mentioned that the Webber Minor Subdivision was submitted, which will be reviewed for next month's meeting.

9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously, the February 17, 2025, Hilltown Township Planning Commission meeting was adjourned at 8:15 PM.

Respectfully submitted,



Deanna Ferry, DPA
Township Manager

(*NOTE: These minutes were transcribed from notes and should not be considered official until approved by the Planning Commission at a public meeting).