

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, MAY 19, 2025**

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

1. ACTION ON MINUTES – April 21, 2025 Meeting: Motion was made by Ms. Pierce, seconded by Mr. Bartholomew, and carried unanimously to approve the April 21, 2025 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Indian Valley Camping Development: Andrew Schlosser, P.E. of Schlosser & Clauss Consulting Engineers, Inc., was in attendance to present their applicant's request to construct a new building to accommodate the proposed roundabout by PennDOT as part of the 309 Connector Project. Approximately 16,147 square feet of new industrial space will be used for seven garages, inventory space, and an automobile sales floor on the 6.79-acre lot. The site will utilize a proposed holding tank for sewage disposal.

Mr. Schlosser discussed Wynn Associates, Inc.'s engineering review letter dated March 21, 2025, and referenced the following variances: Zoning Ordinance (ZO) Section 160-28 B (1), which limits the disturbance to 8%, 15% and 40% of the total area of steep slopes on the parcel; and Zoning Ordinance (ZO) Section 160-55, which limits building height to a maximum 35 ft, to permit a height of 42 ft. Mr. Schlosser stated that the Zoning Hearing Board approved the requested relief.

Mr. Schlosser continued to review the Wynn Associates Inc, letter. The plan identifies modifications to the site accessibility that will entail two access points. The modifications shown on the plan are depicted based on PennDot plans for the design of a new roundabout at the intersection of Bethlehem Pike and County Line Road, and will be completed by PennDOT as part of their roundabout project.

Discussion ensued regarding various waivers requested by the applicant, including SLDO Section 140-19, which requires an as-built plan. Mr. Schlosser suggested that an as-built plan is not needed since the project does not propose many improvements.

Additionally, regarding a waiver of SLDO Section 140-37, the applicant proposed to leave the site unchanged regarding landscaping, noting that some landscaping is proposed in the immediate vicinity of the new building. A waiver of SLDO Section 140-38 & SMO Section 134-24. F, which entails stormwater management, is requested, and Mr. Schlosser indicated that the project proposes to reduce the area of impervious surface coverage on the site upon completion of the project.

Mr. Fulmer noted that the ultimate right-of-way along Spur Road within the frontage of the site should be offered for dedication to the Township as an easement pursuant of Section 140-29. B (1) of the Land Development Ordinance, which will allow additional width to Spur Road. Mr. Schlosser indicated that the applicant is in agreement with this and will revise the plan to include the offer of right-of-way dedication.

The applicant requested that the existing lighting remain on the property. Since the proposed lighting will primarily remain unchanged, Ms. Pierce inquired about security fencing that is, 6ft. high, chain linked with several connected gates. Mr. Sichelstiel asked about proposed signs. Claire Keller, owner of Indian Valley Camping, said that he will apply for a sign permit at the entrance of the site or on the building.

Upon a motion by Mr. Sichelstiel, seconded by Mr. Bartholomew, and carried unanimously, the Planning Commission recommended preliminary and final approval of the Indian Valley Camping Land Development contingent upon compliance with the items contained in the Wynn Associates, Inc. review letter dated March 21, 2025, including recommending approval of the requested waivers.

4. PLANNING: None.
5. ORDINANCES/RESOLUTIONS: None.
6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Fulmer stated the Reserve at Orchard Hill Subdivision Preliminary Plan and the Rosenthal Tract Subdivision Preliminary Plan were submitted and will be reviewed at next month's meeting.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Sichelstiel, seconded by Mr. Bartholomew and carried unanimously, the May 19, 2025, Hilltown Township Planning Commission meeting was adjourned at 7:28 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).