HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, August 17, 2026

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice Chairman Eric Nogami at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Stephen Lis, Kristine Hoffman and Carol Pierce, along with Township Engineer Timothy Fulmer. Commission member Kevin Foster was not in attendance.

1. APPROVAL OF MINUTES: Motion was made by Mr. Lis, seconded by Ms. Pierce and carried unanimously to approve the July 20, 2026, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

   a. Vielhauer Minor Subdivision Plan: Robert Cunningham, PE. represented the applicants, Nick Vielhauer and Lindsay Hockman Vielhauer, and presented the proposed minor subdivision plan involving approximately six acres located on Telegraph Road from parcel 15-028-116, which proposes to create a zoning-compliant three-acre residential lot (Lot 1) and a non-compliant 2.87-acre flag lot (Lot 2) to remain in agricultural use, that was previously received variance approval from the Zoning Hearing Board.

   Mr. Cunningham noted the property is part of a larger agricultural property owned by the Hockman family. Mr. Cunningham stated the subdivision is intended to allow the family's daughter and son-in-law to purchase approximately three acres and construct a residence while preserving the remainder of the property for agricultural use. Mr. Cunningham explained that the subdivision is being pursued to avoid significant rollback taxes that would result from removing acreage from the property's preferential agricultural tax assessment noting the intent is to preserve the larger farm tract for continued agricultural operations.

   Mr. Cunningham reviewed the August 5, 2026 engineering review letter from Wynn Associates and addressed each comment, including the request of two waivers:

   - SLDO Section 140-16.B(1), which requires the plan to be drawn at a scale of 1"=50 feet or 1"=100 feet. The plans have been drawn at scales of 1"=30 feet and 1"=40 feet
   - SLDO Section 140-27.B(4), which requires lot lines to be oriented substantially at right angles or radial to the street line, from the street line to the rear of the lot. Waiver is requested to permit the proposed lot line to contain non-perpendicular bends to enable the lot layout shown on the plan.

   Discussion ensued between the applicants, Mr. Cunningham, Mr. Fulmer and the Commission members about the reduced width of the flag lot access strip and preservation of agricultural land, the Commission's concerns over future ownership and access concerns regarding Lot 2, the long-term preservation of agricultural use on the property, and the potential use of deed restrictions, sewer planning notes, or non-building lot provisions to prevent future development of the agricultural parcel.

Motion was made by Ms. Hoffman, seconded by Ms. Pierce and carried unanimously to recommend approval of the Vielhauer Minor Subdivision Plan subject to compliance with the Township Engineer's review letter dated August 5, 2025, receipt of the required zoning approval documentation from the Zoning Hearing Board, and acceptance 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 (No Discussion): None

9. PUBLIC COMMENT: Lauren Geitz, business owner at 4122 Bethlehem Pike, spoke about her concerns regarding the Fiddletree property as well as suggesting the Township Board of Supervisors propose an ordinance requiring disclosure of intended occupants of commercial properties.

   Chuck Kulesza, of 2112 Diamond Street, thanked the Commission for their service to the Township, requested a change to his comment at the July 20, 2026 meeting regarding the Diamond Street Property stating his position was that the property should remain Rural Residential and that he only suggested CR-2 as a preferable alternative if rezoning was pursued, and encouraged renewed support for the Open Space preservation initiatives within the Township.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Ms. Pierce, seconded by Mr. Lis, and carried unanimously, the August 17, 2026 Hilltown Township Planning Commission meeting was adjourned at 7:48 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).