



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **January 19, 2021**

#### **I. CALL TO ORDER**

The meeting was called to order by Mr. Zisk at 7:30pm. Other members present were Ms. Miller and Mr. Mininger. Staff was represented by Mr. McAdam and Mr. Amey.

#### **II. REORGANIZATION**

With two members absent, the reorganization for 2021 was postponed to a future date.

#### **III. MINUTES**

Upon motion by Ms. Miller and second by Mr. Zisk, the minutes of December 15, 2020 were approved as submitted.

#### **IV. SUBDIVISIONS & LAND DEVELOPMENTS**

##### **a. (20-03) Reynolds Acquisitions (Bexley), 2303-2505 Orvilla Road, Subdivision**

Justin Strahorn of W.B. Homes began by giving an overview of the proposed subdivision. He noted that the property is approximately 36 acres in area and the plan shows a subdivision containing 33 new homes. The property is bisected by the gas pipeline and borders the West Branch of the Neshaminy Creek with associated floodplain and wetlands. The entire tract is within the RA-1 zoning district and received conditional use approval in February of 2020 to allow development in accordance with cluster provisions of the RA-1 district.

Mr. Strahorn said that the design has been approved by the Texas Eastern Gas Pipeline, and the emergency access has been approved by the Township Fire Marshal. No disturbance of the floodplain is proposed. The applicant is now working on any revisions required by township and county conservation district reviews.

General comments and questions focused on the following:

- How will stormwater flow impact existing homes?
- Will increased traffic have a negative impact on existing homes?
- Tree removal will impact the privacy of existing homeowners.
- There could be increased chance of flooding.

Mr. Strahorn responded by explaining that the stormwater management systems are designed to reduce the rate of flow below existing conditions, effectively reducing the flow onto neighboring properties. He also stated that traffic generation from these

single-family homes will have a minimal effect on existing conditions. Additional landscaping will be installed to help with any loss of privacy.

Requested waivers were then discussed as follows:

- Street width of 28' is proposed – Mr. Zisk was comfortable with 28' but Mr. Mininger and Ms. Miller would rather see 34'. Although Mr. Strahorn would prefer 28', he said he would discuss with the Board of Commissioners and possibly offer to compromise.
- Sidewalks on one side of the street are proposed – The Planning Commission unanimously agreed that 5' sidewalks are acceptable, but they should be provided on both sides of the street.
- Replacement Trees – Planning Commission members agreed that a waiver of tree replacement is warranted as long as the developer plants as many trees and shrubs as can reasonably be accommodated on the site.
- Waivers for basin freeboard, basin sideslopes, street tree spacing, and road geometry were recommended by the Planning Commission.

With that understanding, a motion to recommend approval was made by Ms. Miller, seconded by Mr. Mininger, and passed unanimously.

b. (21-01) Derstine Business Center, Derstine & Clemens Roads, Land Development

This application was formally received for distribution and review.

V. OTHER BUSINESS

None was presented.

VI. ADJOURNMENT

With no further business to transact, the meeting was adjourned at 9:15pm.