



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 20, 2021

I. CALL TO ORDER

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

II. MINUTES

Upon motion by Ms. Miller and second by Mr. Mininger, the minutes of January 19, 2021 were approved as submitted. Mr. Allen abstained from the vote.

IV. SUBDIVISIONS & LAND DEVELOPMENTS

a. (21-01) Derstine Business Center, Derstine & Clemens Roads

The applicants were represented by their engineer, Scott Camburn. Mr. Camburn reviewed the letters from township consultants and noted that he expects to resolve all comments prior to proceeding to the Board of Commissioners. Waivers were discussed without objection. Mr. Camburn said that there would be discussion with McMahon regarding the traffic impact fee and the applicants will pay the appropriate fee amount. All public safety requirements mentioned in the Fire Marshal review will be taken care of by the applicants.

Based on the above a motion to recommend approval was made by Ms. Miller, seconded by Mr. Mininger and passed unanimously.

b. (21-02) Habitat for Humanity, 2714 Cowpath Road

Tim Woodrow, the engineer for Habitat, led the discussion. He explained that this was a redevelopment of an existing nonconforming property, and will result in two buildings, each consisting of two dwellings, for a total of four units on four lots. The homes will have a shared access and parking area along the front of the lots; maintenance of the parking and stormwater facilities will be through a homeowners' association. Mr. Woodrow agreed that they would comply with review comments, including suggestions from the township landscape architect. Waivers were discussed without objection, and there was a brief explanation about how families qualify to purchase these homes.

Following this discussion, a motion to recommend approval was made by Mr. Allen. The motion was seconded by Mr. Mininger and passed unanimously.

c. (21-03) Hamlen, 1337 Park Avenue

Rachel Butch, PE, of Showalter Associates appeared with the applicants and explained that this minor subdivision would allow the Hamlens to build a new home behind Mrs.

Hamlen's parents on Park Avenue. The subdivision has already received approval from the zoning board for dimensional requirements relative to lot size and setbacks. There was a question on the driveway width and Ms. Butch noted that the shared portion of the drive would be 19' wide. Waivers were discussed and are supported by the Planning Commission. The PC asked that the plan be reviewed by the fire marshal and any comments be incorporated into the plans. Ms. Butch also agreed to show the ultimate right-of-way for Park Avenue on the plan.

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

d. (21-04) Naplin Seven LP, Bethlehem Pike & Sterling Drive

The applicant appeared with his engineer Rick Stoneback, of Shoemaker Associates. Mr. Stoneback described the plan and explained that this application will simply divide the existing 26-acre lot into two new lots, both of which will be approximately 13 acres in area. Two subsequent applications for the development of these lots will follow next month. There was a brief discussion regarding open space dedication, and Mr. Amey will look into the requirements from the original subdivision. Mr. Stoneback agreed to comply with all other comments in the CKS review letter.

A motion to recommend approval of this minor subdivision was made by Ms. Miller, seconded by Mr. Mininger, and passed unanimously.

V. OTHER BUSINESS

None was presented.

VI. ADJOURNMENT

With no further business to transact, the meeting was adjourned at 8:45pm.