



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

December 21, 2021

I. CALL TO ORDER

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

II. MINUTES

- a. The minutes of May 18, 2021 were approved by motion of Mr. Mininger and second by Mr. Zisk, with Mr. Guttenplan abstaining from the vote.
- b. The minutes of November 16, 2021 were approved by motion of Ms. Miller and second by Mr. Guttenplan, with Mr. Mininger abstaining from the vote.

III. SUBDIVISIONS & LAND DEVELOPMENTS

- a. (21-10) BAPS Shri Swaminarayan Mandir, 2021 Township Line Road, Land Development

The applicants were represented by a member of the temple, Kamlesh Patel, and by their engineer, Ben Barland. This land development involves the addition of 17,339 square feet to the existing temple building. The plan is to blend the existing building into the new architecture and improve the appearance of the property. Screening will be installed along Devlin Way and will be adjusted as suggested by the township landscape architect. Ms. Miller asked that the screening not be so dense as to completely block the parking lot.

Mr. Barland said that they intend to comply with all of the comments from the fire marshal. They also agree to comply with the CKS review comments, including moving the basins farther from property lines, and reconfiguring the patio to comply with the front yard setback. In addition, Mr. Barland agrees to coordinate stormwater piping in the PennDOT right-of-way, attempt to align their driveway with the existing drive on Township Line Road, and confirm the paving section with the fire marshal.

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

- b. (21-15) Cox Hatfield (Manheim Auto Auction), 3212 Bergey Road, Land Development

The applicant's attorney, Dan Rowley, described the site and the operations that will take place on the property. The use will be storage of vehicles only; no repairs or service will be done, and there will be no public access to the proposed storage area. There were questions regarding the landscape waiver and the applicant was asked to see if additional plantings could be added elsewhere on the property. They were also asked to investigate the availability of public water service for a hydrant. They agreed to discuss options with township staff and return for further discussion.

IV. OTHER BUSINESS

a. Zoning Ordinance Amendment – MFE District

Mr. Amey explained that when the MFE District was revised for the Pulte project on Forty Foot Road, there was an error in the occupancy requirements. This ordinance will correct that error.

After a brief discussion, a motion to recommend adoption was made by Mr. Guttenplan and seconded by Mr. Mininger. The motion passed unanimously.

V. ADJOURNMENT

With no further business to transact, the meeting was adjourned at 9:05pm.