



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **March 15, 2022**

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

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

#### **II. MINUTES**

- a. Action on the minutes of February 15, 2022 was deferred.

#### **III. SUBDIVISIONS & LAND DEVELOPMENTS**

- a. (21-11) Prime Car Wash, 1250 Bethlehem Pike, Land Development

The applicants were represented by their engineer, Kirk Clauss. Mr. Clauss explained that all comments from the fire marshal and McMahon have been addressed. Minor details raised by McCloskey & Faber and by CKS Engineers remain, but the applicant intends to comply with all review comments. The requested waivers were discussed, and no objections were raised by the PC.

A motion was made by Mr. Guttenplan to recommend approval of this land development. The motion was seconded by Mr. Mininger and passed unanimously.

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

The applicants appeared along with their attorney, Dan Rawley. Mr. Rawley began by noting that the applicants agree to comply with all comments raised by township staff and consultants. The project will take access through the existing Manheim facility on Bethlehem Pike and no new access points will be created on public roadways. There will be a new naturalized basin to provide stormwater control. Requested waivers were discussed without objection.

A motion to recommend approval was made by Mr. Guttenplan, seconded by Mr. Mininger, and passed unanimously.

- c. (22-01) Clemens Food Group, 2700 Clemens Road, Land Development

The applicants were represented by their attorney, Jim Garrity, and their engineer, Scott Camburn. Mr. Garrity explained that this project will involve decommissioning the existing pretreatment plant and replacing it with a new state-of-the-art facility. The new location will also be farther away from existing residential buildings and

will include improvements to stormwater management on the site. There were no objections raised to requested waivers.

Conditioned upon compliance with all review comments, a motion to recommend approval was made by Mr. Mininger. The motion was seconded by Mr. Guttenplan and passed unanimously.

#### IV. OTHER BUSINESS

None was presented.

#### V. ADJOURNMENT

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