



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

NOVEMBER 21, 2023

I. CALL TO ORDER

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

II. MINUTES

- a. Due to Mr. White's absence from the September 19, 2023, he has abstained from voting, did not have a quorum to vote and will be on the January 16, 2024 agenda for approval.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P23-05) Arbors 2, 83 Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant was represented by engineer, Justin Klee. Mr. Klee gave an overview of the revisions of the plan since the previous presentation on July 31, 2023. Noting the drive aisle with site distance, parking being separate from the drive and sidewalk access being close to 309 and Broad Street as the most notable revised portions. Additionally, a rain garden closer to the outside parking area.

Ms. Miller inquires about the waiver list provided by the applicant. Mr. McAdam states, as it relates to stormwater management, he is comfortable with the revisions made to the design and what the applicant is asking for. Mr. McAdam speaks to the two waivers requested for the parking garage area, views the size of parking stalls are for private facility and does not see an issue with their requests. Ms. Miller asks if handicap parking stalls will be available and if the access areas in the garage will be ADA compliant? Mr. Klee responds in the affirmative to both questions. Mr. Klee provides further explanation into the specs of the parking waivers, as noted in the October 9, 2023 letter issued by the applicant team. Sam Carla, Pulte representative, further discuss the tandem parking stalls in the parking garage area.

Discussion evolves between the applicant team representatives and the HOA representatives from Arbors Circle regarding an easement from the HOA to increase the size of the berm between the two properties.

Based on the above comments, Mr. Mininger makes a motion to recommend approval with waivers and in compliance with all review letters. Ms. Miller seconds the motion and is passed unanimously.

- b. (P23-08) Kerr Farm Family, LLC, 2504 & 2544 Trewigtown Road, Subdivision, Lot Line Consolidation, Zoned RA-1 Residential.

Mr. Hutt issues acknowledgement of project and formal receipt of plans for distribution and review.

IV. OTHER BUSINESS

- a. No Discussion.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:07pm.