



HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES SEPTEMBER 19, 2023

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:33pm. Other members present were Mr. Guttenplan, and Mr. Mininger. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Guttenplan and second by Ms. Miller, the minutes of July 31, 2023 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P23-03) Sterling Walk, 1513 North Broad Street, Land Development, Zoned C-Commercial & IN-Institutional.

The applicant was represented by project manager, Justin Strahorn. Mr. Strahorn gave an overview of the existing conditions and overall plan schematics. Those highlights include;

- 3.5 acre tract;
- Historical background of previous businesses on subject property;
- Proposed 40 townhomes, multiple models that vary in size;
- Access to N. Broad Street;
- Stormwater management in rear to service property;
- Berm and vegetation remain as a buffer to Brookside Apartment Complex;
- HOA will own and maintain drives, roads and stormwater management;
- Proposal reduces impervious on property; and
- 28 on-street parking spaces (8 more than standards).

Mr. Guttenplan inquires about the location of the excess parking spaces; Mr. Strahorn explains they are located on “Drive B” (as shown on diagram provided by applicant). Mr. Strahorn elaborates regarding on-street parking, the HOA will police themselves on this issue through a professional management company, the on-street spots are reserved for guests. The HOA will also regulate greenspace with a landscaping contractor.

Mr. McAdam explains the fire marshal’s review went into detail regarding specific no-parking areas. This was discussed with the applicant and will be displayed clearly on revised plans. Mr. McAdam discusses the garage sizes as it relates to the different size models, Mr. Strahorn explains there are two options; a two-car garage or a single car garage that includes a flex space in the rear.

The applicant further elaborates that it has been their experience that most people choose the two-car garage model.

Mr. Guttenplan discusses plans for landscaping within the development. Mr. McAdam interjects that the zoning hearing board already gave approval with some issues related to landscaping (Z23-04).

Mr. Guttenplan asks the applicant's representative about projected costs for each unit. Mr. Strahorn explains the estimates are \$400K-550K, 3-4 bedrooms based on the specific model.

Ms. Miller explains she does not wish to see a reversal of planning commission suggestions, as happened with a previous project brought forth by the applicant. Elaborating further regarding her concerns about entry/exit onto N. Broad Street, asking if there will be a light installed? Mr. Strahorn explains a study was conducted and a light is not warranted at this intersection, the proposed use is less impactful than the previous use on the site that utilized tractor trailers. However, the applicant will work with PennDOT and the township's traffic engineer to maximize safety and efficiency at the intersection.

Mr. McAdam engages the commission members and applicant in a discussion around the emergency access. The applicant explains "Drive C" (as shown on diagram provided by applicant), will remain open to the adjoining site, easements have been obtained through both properties.

Mr. Guttenplan inquires about site improvements on N. Broad Street, Mr. Strahorn states ADA Ramp(s) and sidewalk will be installed but PennDOT has yet to provide feedback on the proposal. Mr. McAdam discusses pedestrian circulation within the development, giving an overview of proposed sidewalk and asks if the commission members are comfortable with the proposal. Mr. Strahorn explains that "Drive B" has no sidewalk in the submitted plan. Ms. Miller desires to see more access included for pedestrian movement. Mr. Strahorn assures he will bring this request back to his design team and look to improve and potentially install sidewalks along "Drive B".

Mr. Guttenplan asks Mr. Strahorn about the type of basin in the rear for stormwater management, Mr. Strahorn explains it will be an underground basin but overall, generally level.

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 8:13pm.