



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **FEBRUARY 21, 2023**

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

The meeting was called to order by Ms. Miller at 7:27pm. Other members present were Mr. Guttenplan, Mr. Mininger, and Mr. White. Staff was represented by Mr. Hutt, and Mr. McAdam.

#### **II. REORGANIZATION**

The Planning Commission reorganized for the 2023 calendar year as follows:

Chair: Ms. Miller  
Vice-Chair: Mr. Guttenplan  
Secretary: Mr. Allen

#### **II. MINUTES**

- a. Upon motion by Ms. Miller and second by Mr. Guttenplan, the minutes of November 15, 2022 were approved as submitted. Mr. White abstained from the vote.

#### **III. OTHER BUSINESS**

- a. Agricultural Security Area (2250 Line Lexington Road)

Mr. Hutt spoke about the Agricultural Security Area program, specifically the requirements and benefits of a property applying to the same. Mr. Ralph Harvey (property owner) was in attendance to field any questions regarding his property or the program. No vote was taken.

#### **IV. SUBDIVISION & LAND DEVELOPMENTS**

- a. (P23-01) Didden Greenhouses, 57 W. Vine Street, Land Development

The applicant was represented by civil engineer, Kirk Clauss. Mr. Clauss explained the project is a 109,000 sq. ft. greenhouse building with a small office space (2,000 sq. ft. in Hatfield Boro). The proposal has 9 dedicated parking spaces, as defined by the Township ordinance. The application submission will run concurrently with the same submission going through Hatfield Borough's Planning Commission, as this project has portions in both municipalities.

Zoning relief was granted by a previous decision (Z21-10) for the property, in relation to this property's planned expansion.

The applicant will be requesting a series of waivers, including the following;

- Partial cubing waiver at driveway.
- Landscaping – not yet defined.

A discussion occurred regarding the expansion of the Liberty Bell Trail being completed with this project. More specifically, the width of the trail and best options to obtain a separation between the truck entrance to the building that runs next to the trail for safety purposes. Mr. Guttentplan suggests widening the trail where possible to where it intersects with the Township border at 10 ft. Additionally, lighting of the trail and proposed greenhouse were discussed. The trail itself is not anticipating lighting but it was suggested by Mr. McAdam that the applicant discuss any lighting in the trail area should be discussed with Mr. Kuhner, the townships traffic engineer.

Mr. Minninger discussed fire safety (hydrant access) and emergency access for the project. Mr. Clauss explains revised plans will have a hydrant off Vine Street and the driveway will be extended to get access from one end of the building. Mr. Clauss further explains the extended driveway was not in the original impervious calculations for storm water management but will obtain the new calculations for the revised set of plans.

Ms. Miller believes Hatfield Township's Planning Commission cannot agree, nor speak to the plantings at this time until Hatfield Borough speaks to their requirements. Mr. Guttentplan agrees and states there should be appropriate plantings in the flood plain area.

The plans will be revised based upon review letters from township consultants.

Based upon the above comments, no motion was taken.

- b. (P23-02) Taco Bell & Retail Development, 17-- & 1738 N. Broad Street, Reverse subdivision (lot consolidation) and Land Development, Zoned C-Commercial.

Acknowledgement of project and formal receipt of plans for distribution and review.

## V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Minninger. The meeting was adjourned at 8:43pm.