



## **HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES MARCH 19, 2024**

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

The meeting was called to order by Ms. Miller at 7:32pm. Other members present were Mr. Mininger, Mr. Allen and Mr. White. Staff was represented by Mr. Hutt, and Mr. McAdam.

### **II. MINUTES**

- a. Upon motion by Mr. Mininger and second by Mr. Allen, the minutes of February 20, 2024 were approved as submitted.

### **III. SUBDIVISION & LAND DEVELOPMENTS**

- a. (P23-01) Didden Greenhouses, 57 W. Vine Street, Land Development, Zoned RA-1.

The applicant is represented by civil engineer, Kirk Clauss. Mr. Clauss gives an overall of the plan;

- Boundaries of Hatfield Township and Hatfield Borough;
- Site access points;
- Previous township zoning approval (Z21-10) with conditions;
- Parking – 9 spaces added with additional employees to be added; and
- Two (2) waivers requested.
  - Curbing (partial waiver)
  - Driveway width (mostly on Borough property)

Ms. Miller discusses the reviews of drainage with rain gardens and basins. Mr. McAdam clarifies one of the waivers is a partial waiver for curbing for drainage purposes. Specifically, curbing and drainage with benefits of sheet flow into the proposed rain garden. Mr. Clauss notes the driveway width waiver is from 24' to 20', this driveway is posted as "private" and is for employee access only. Furthermore, a grass shoulder will also be installed and could be widened to 24' if the property is sold at a later date. Mr. McAdam notes 24' is standard for 2-way traffic but this is private and a reasonable request.

Mr. Clauss confirms the site will be walked with the township's landscape review, Kim Flanders to ensure ordinance compliance. Mr. McAdam inquires if landscape waivers will potentially be requested? Additionally, deciduous trees proposed to be substituted, codes are specific to areas where this could occur. Both Mr. Clauss and Mr. McAdam confirm the applicant has a preference to not have deciduous trees on site. Mr. Clauss confirms that he expects a few landscaping waivers will be requested.

Mr. Clauss requests preliminary approval. Noting that a meeting had been held Ms. Flanders and the applicants landscape architect, stating there are reasons not to have deciduous trees at a greenhouse. Mr. McAdam explains preliminary approval still provides the planning commission another chance to critique the revised submission. Ms. Miller explains the need for code and ordinance compliance as it relates to stormwater management, landscaping, access, etc. Mr. Clauss clarifies there are existing plantings already inhabiting the sewer easement, the applicant plans to discuss further with HTMA. Furthermore, this specific project is more difficult than other projects being that it falls within two municipalities with two sets of regulations. Mr. McAdam expresses confidence all remaining issues can be resolved during final approval.

Mr. Clauss discusses the installation of an ADA ramp at the ped crossing. The section of the trail that ties into the overall design for the Liberty Bell Trail is requested to be constructed of stone, per the applicant. Mr. Hutt confirms the township is fine with stone and an easement for access. Mr. Clauss acknowledges the easement is agreed upon by the applicant, but also a need exists for a PPL easement. Mr. Mininger and Mr. Allen discuss the PPL easement in terms of logistics and overall timing. Mr. McAdam states the township has possibly had this conversation with PPL when the design of the Liberty Bell Trail was submitted with a grant applicant. Mr. McAdam's review letter contains a comment about the timing of the trail but confirms it was more to have the applicant show as part of the plan that will be completed. Timing of such will be a discussion point later with township staff. Mr. Clauss states the recorded plan will include the trail easement.

Mr. Clauss further discusses the fire marshal review and the requirement for a fire lane to be installed with a plan to have the lane constructed of stone. Documents will be provided confirming the stone lane is sufficient to carry the load of the trucks. Mr. McAdam remarks most fire lanes are paved to provide support but if Mr. Clauss's documents can ensure the stability of the stone lane and the fire marshal agrees, that will satisfy CKS. Mr. Allen notes seeing stone accesses with geogrid to provide support in other projects.

Mr. Clauss states the installation of delineators on the trail, Mr. McAdam confirms his comfort with this as long as the township traffic engineer gives approval.

Mr. Allen inquires how far from the railroad tracks will this project run? Mr. Clauss confirms 75' to the right-of-way, not the actual tracks.

Mr. Clauss reiterates (from previous meeting) that all roof water will be collected and reused in the facility.

Based upon the above comments, a motion to recommend preliminary approval of this project was made by Mr. Mininger, seconded by Mr. Allen and passed unanimously.

#### IV. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:11.