



HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES JANUARY 16, 2024

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:31pm. Other members present were Mr. Guttenplan, Mr. Mininger, Mr. Allen and Mr. White. Staff was represented by Mr. Hutt, and Mr. McAdam.

II. REORGANIZATION

The Planning Commission reorganized for the 2024 calendar year as follows:

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

II. MINUTES

- a. Upon motion by Mr. Mininger and second by Mr. Guttenplan, the minutes of September 19, 2023 were approved as submitted. Mr. Allen abstained from the vote.
- b. Upon motion by Mr. Mininger and second by Mr. White, the minutes of November 21, 2023 were approved as submitted. Mr. Guttenplan and Mr. Allen abstained from the vote.

III. SUBDIVISION & LAND DEVELOPMENTS

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

Mr. McAdam gave an update on the revised waiver list (dated January 9, 2024) from the applicant that have been added since the November 2023 meeting and subsequently, approval of the project. The applicant was represented by engineer, Matt Chartrand from Bohler, he provided background on the waivers and discussions held with the Arbors Circle HOA group.

Mr. Guttenplan inquires if Mr. McAdam is in favor of updated waiver list. Mr. McAdam notes that he is fine with the revised edition of the waivers being requested. Mr. Hutt states the HOA was also notified of the revisions at the Board of Commissioners meeting presentation by the applicant and there was no push back.

Based on the above comments, Mr. Guttenplan makes a motion to recommend approval of revised waivers. Mr. Mininger 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.

The applicant is represented by Willam Kerr. Mr. Kerr provided historical background of the property and how it transferred into an LLC. Noting the entire property is 5.75 acres.

Mr. Kerr provides background of Z23-20 decision from the zoning hearing board in relation to this property after Mr. Mininger requests such information.

Mr. McAdam notes the project has waivers being requested, they are as follows;

- Road widening;
- Sidewalk installation; and
- Street trees.

Mr. McAdam elaborates that the next phase is not definitive as it relates to the presented plan but we recognize that sidewalks might need to happen at a later date. Mr. Guttenplan notes his hesitancy of forgoing sidewalks, as they might be necessary, and funds could possibly be put into escrow for such future installation.

Ms. Miller remarks that potential waivers could be granted but if required at a later date, this would need to be memorialized. Mr. McAdam states that safeguards need to be in place to ensure sidewalk installation would be enforceable at a later date. Mr. Kerr ensures that notes would be included on the recorded plan and within the approval resolution to ensure that sidewalk installation would remain enforceable. Mr. McAdam acknowledges that a waiver can be granted at this time but the note on the plan and within the resolution would ensure this.

Mr. Allen inquires about the entire process for the property, specifically subdivision v. selling off smaller pieces. Mr. Kerr explains where the LLC is at in terms of selling pieces and where family members currently reside.

Ms. Miller voices preference to give approval on lot lines but is hesitant on waivers requested at this time. Mr. Guttenplan furthers the discussion on lot lines, road widening and inquires if the solicitor should be consulted in relation to the sidewalk waiver and how to property memorialize the future installation requirement. Mr. McAdam leads a discussion regarding sidewalks and the actual right-of-way.

Mr. Guttenplan states he wishes to make the installation of sidewalks contingent with purchase of the property from the LLC, desires to see this noted as a deed restriction. Mr. Kerr notes his approval for this course of action and making it a condition of approval.

Based on the above comments, Mr. Guttenplan makes a motion to recommend approval with waivers, future sidewalk installation will be memorialized via deed restriction, acknowledgement within the notes section on the plans, and through the approval resolution. Mr. Allen seconds the motion and is passed unanimously.

IV. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Allen. The meeting was adjourned at 8:36.