



## **HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES SEPTEMBER 17, 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. Guttenplan. 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 June 18, 2024 were approved as submitted. Mr. Guttenplan abstained from voting.

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

- a. (P24-05) Nelson Family Properties, 3051 Penn Street, Land Development, Zoned LI-Light Industrial.

The applicants, Rob Nelson and Steve Nelson are represented by engineer, Jose Grande. Mr. Grande gave an overall description of the plan;

Rob Nelson began describing the operation on site as distribution and manufacturing, conveys it is the same as currently being done at the existing location. Mr. Guttenplan asks if parking was computed with the aforementioned use, as it is not clear on the plans. Rob Nelson confirms parking was computed for that use. Mr. Grande notes he will add those items on the revised set of plans.

Mr. Guttenplan inquires if road improvements will be involved with this project. Mr. Grande asserts that will be one of the waiver requests, they are as follows:

- Preliminary/Final Approval;
- Curbing & Road Widening – Due to PPL towers on site;
- Curbing (on site) – Applicants views this as unnecessary to control flow; and
- Ordinance for Open Space – Applicant believes it speaks more to residential land development.

Mr. McAdam asks about curbing and sidewalk along the Penn Street side of property, due to expectations to connect to existing curbing on that stretch of roadway. As it relates to PPL towers and restrictions, the township is aware and will work with the applicant. Mr. Guttenplan remarks about potential increase in parking with future expansion, as noted in the plan set. Rob Nelson confirms that any future expansion will not result in an increased parking capacity.

Ms. Miller states most, if not all of these waiver requests should have been incorporated on the submitted set of plans, in addition to waivers being submitted in advance. Mr. Grande believes plan specs and waivers could be discussed at this initial presentation.

Mr. Allen notes the only driveway access shown is on Bergey Road, will need concrete aprons, etc. Mr. Guttenplan remarks the shown “dead-end” parking is unfavorable, would like to see a revision but also likes the split for parking between trucks and employees. Mr. Grande confirms he would need to maneuver around the future expansion of the building.

A discussion evolves about the potential of walk-in customers, Rob Nelson confirms they do have customer pick-ups with trucks and would have signage to indicate where those would occur.

Mr. Grande discusses the stormwater management system built for current development on plans, not future. Any future expansion would require drains to Penn Street.

Mr. Guttenplan notes impacts of subdividing the parcel, potential complications for impervious requirements. Mr. McAdam confirms he will not know that until a submission is made for future expansion. Mr. Grande confirms compliance of ordinances with any future submissions.

Mr. Grande further discusses the waiver of internal curbing, views it as not necessary to control flow. Mr. McAdam remarks he is unclear about how that is shown on the existing plans but not opposed to a waiver discussion.

Rob Nelson states the designation of “future expansion” on the plan set would be much later, doesn’t anticipate this happening for 10-years. Mr. Grande confirms the loading dock would be increased with any expansion.

Mr. Grande inquires about the waiver for open space, his view is it speaks more to residential developments. Ms. Miller confirms the ordinance exists for this project but the applicant can certainly give their opinion on the matter. Mr. McAdam states a fee in-lieu of open space would be worked out with the Board of Commissioners.

Mr. McAdam discusses his concern with stormwater management, amended soils and all occurring under a parking lot that is intended to infiltrate. Clarification that amended soils are typical, but not under paving. Further concerns noted for gabion walls. Mr. Grande mentions he did not yet meet with the Montgomery County Conservation District about infiltration but can address the situation in another way if needed.

Mr. Mininger notes concern of lighting and noise, due to the fact there is a residence in the area. Rob Nelson communicates his desire to keep a healthy relationship with the neighbors as they currently have.

Mr. McAdam asks the height of the building, as it is not shown on the plan. Rob Nelson confirms 24 ft. high building.

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

Based upon the above comments, no motion was taken.

#### IV. Other Business

- a. P24-07, North Penn Imports – Parking Lot, 165 & 139 Bethlehem Pike, Land Development/Lot Line Consolidation, Zoned C-Commercial.

Mr. Hutt issues 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. Allen. The meeting was adjourned at 8:35pm.