



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **FEBRUARY 20, 2024**

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

The meeting was called to order by Ms. Miller at 7:32pm. Other members present were Mr. Guttenplan, 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 January 16, 2024 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 is represented by WB Homes Project Manager, Justin Strahorn. Mr. Strahorn reviewed the revisions made in the plan set submitted in January 2024. Specifically noting the addition of sidewalk along “Drive B”, a turnaround installed at “Drive A” so this is no longer a dead end. All CKS Engineers notations in initial review letter have been addressed. The applicant met with the landscape architect on site to review compliance standards. Mr. Strahorn confirms the applicant is coordinating with NPWA and HTMA to finalize their respective approvals. The HOP is anticipated to be submitted to PennDOT by the end of February 2024 and the NPDES permit was received in January 2024.

Mr. McAdam explains how the applicant made the revisions as noted within the initial review letter. He notes the solicitor should be coordinated with regarding the 50’ distance from the property line regarding stormwater discharge. The basin at the bottom of the site will be replaced by a larger, underground system. Mr. McAdam reviews the updated waiver letter (dated February 19, 2024) submitted by the applicant.

Mr. Allen discusses the proposed, larger basin; how much volume it can hold underground and above. Mr. Strahorn confirms it will be a small amount above ground.

Mr. Guttenplan inquires about the landscape treatment bordering the existing apartment complex. Mr. Strahorn notes there is an existing berm, additional field changes will be made as needed.

Mr. McAdam asks about when the HOA will take control of the development. Mr. Strahorn confirms that WB Homes waits until %50-70 of the mortgages are in place before they turn it over to a professional management company.

Ms. Miller remarks about previous decisions made by the planning commission and they hope to see all approval requirements met when this gets to the board of commissioners. Mr. Strahorn confirms the plan presented at this meeting (February 20, 2024) will be the exact plan shown for the board of commissioners.

Mr. Mininger discusses access points to the site, how they will be handled with plowing and emergency services providers if a situation were to occur where the North Broad Street access was not accessible. Mr. Strahorn explains there is an additional access off "Drive C" that can be accessed through the parcel above the site that borders North Broad Street.

Mr. Allen inquires if the streets will be dedicated? Mr. Strahorn confirms the streets will not be dedicated; they will be maintained by the HOA.

Mr. Mininger asks if PennDOT provided any scoping comments for the submission, specifically for striping. Mr. Strahorn notes that no feedback has been received but an ADA ramp will be added at the entrance to North Broad Street, in addition to updated striping.

Based upon the above comments, a motion to recommend approval of this development with waivers (February 19, 2024) was made by Mr. White, seconded by Mr. Guttenplan and 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 8:20.