



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **JUNE 18, 2024**

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

The meeting was called to order by Ms. Miller at 7:30pm. 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 Ms. Miller and second by Mr. Allen, the minutes of March 19, 2024 were approved as submitted.

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

- a. (P24-02) Corner Brook, LLC, 950 Old Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant is represented by attorney, Amy Farrell and engineer, Rachel Butch. Ms. Farrell and Ms. Butch gave an overall description of the plan;

- Location and use of property during previous years;
- Multi-family proposed (13 units on site) no commercial component;
- Zoning relief received in 2023 (Z23-23);
- Stormwater management on site, large subsurface basin with raingarden.
- Waivers
  - Width of berm from 10' to 8'
  - Pipe sizing (stormwater)
  - Freeborn depth (see CKS review letter)
  - Frontage (sidewalks)
  - Perimeter buffer

Ms. Miller raises questions regarding the list of waivers and the impacts of the overall design. Mr. McAdam gives insight on prospective waivers and design impact v. practicality. Mr. McAdam discusses the stormwater waiver as it relates specifically to the raingarden, furthermore its lack of impact on flow and discharges that won't be detrimental to the project.

Ms. Butch further discusses waivers, notably the frontage aspects of the project. Mr. Mininger notes the need for bollards in front of the parking spaces. Ms. Butch states the perimeter buffer is needed based on code compliance, the applicant desires to use the C-Commercial buffer requirement of 10' instead of the RA-1 Residential requirement. Ms. Farrell elaborates on the perimeter buffer with fencing and the location of storm piping in lieu of plantings. Ms. Farrell further requests that no sidewalks be required

on the side of the property that borders Old Bethlehem Pike. Mr. McAdam gives insight that his opinion is more of an emphasis be placed on frontage improvements on the Line Lexington border. Mr. McAdam discusses landscaping requirements as it comes to a waiver (required street trees, plantings, etc.).

Mr. Allen inquires how many existing buildings are being demolished? Ms. Farrell notes the existing barn and smaller buildings will be taken down. Mr. Mininger asks the applicant if the driveway width will be 24', Ms. Farrell confirms as much.

Ms. Miller returns to the discussion about sidewalks being required but no desire to see a bike path on that stretch of road. Mr. McAdam confirms he will coordinate with the Bowman team and see a best case scenario. Mr. Mininger asserts a crosswalk from the property to the shopping center across Old Bethlehem Pike could be beneficial to the future tenants of the property. Mr. McAdam confirms that staff and consultants will vet out the potential of that installation. Ms. Miller raises traffic concerns with pedestrian movements in that area and all the commercial businesses.

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. Revised Omnibus Zoning Ordinance

Mr. Hutt gave an overview of the revised zoning ordinance based on the Montgomery County Planning Commissions review letter and what was changed based on those recommendations.

Upon motion by Mr. Mininger and second by Mr. Allen, the revised omnibus zoning ordinance was approved as submitted.

#### V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:35pm.