



## **HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES FEBRUARY 18, 2025**

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

The meeting was called to order by Ms. Miller at 7:03pm. Other members present were Mr. Guttenplan, Mr. White, Mr. McGowan and Mr. Allen. Staff was represented by Mr. Hutt, and Mr. McAdam.

### **II. REORGANIZATION**

The Planning Commission reorganized for the 2025 calendar year as follows:

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

### **III. MINUTES**

- a. Upon motion by Mr. Allen and second by Mr. White, the minutes of October 15, 2024 were approved as submitted. Ms. Miller and Mr. Guttenplan abstained due to not attending the meeting in question. Mr. McGowan abstained, as he was not a member of the planning commission at that time.

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

- a. (P23-04) Clemens Employee Parking Lot, 2700 Clemens Road, Land Development, Zoned LI-Light Industrial.

The applicant, was represented by Scott Camburn, Civil Engineer; Brian Moyer and Ken Pickett from the Clemens Food Group.

Mr. Camburn explains the parking area is for 175 employees, located between two existing culverts. The applicant is in receipt of the review letter by township engineer, Bryan McAdam dated February 13, 2025 and will comply with all noted revisions.

Mr. McAdam remarks this project replaces a previous parking lot that was removed to create the pre-treatment plant. The applicant was required to obtain zoning hearing board approval to enclose the channel. In addition to obtaining permits from the Department of Environmental Protection (DEP) and Army Corps. of Engineers.

Mr. Camburn notes the DEP prefers to see the township's planning commission approval, prior to issuing their own. Furthermore, the Army Corps. of Engineer mandates township approval prior to issuing their own.

Mr. McAdam states all stormwater management will be handled by subsurface facilities.

Mr. Guttenplan discusses islands on the lot. Mr. Camburn notes the current island configuration maximizes the lot and mimics other lots on the property. The applicant's lighting consultant believes the proposed locations were best.

Ms. Miller inquiries about the number of spaces being lost with islands. Mr. Camburn replies 2-4 spaces would be removed.

Mr. Allen notes he is unconcerned with a lack of trees on proposed islands, due to others being placed on the property. This configuration is easier to maintain. Ms. Miller echoes her lack of concern, as this is private property.

Mr. Camburn's waiver requests are as follows;

1. Pipe sizing
2. Replacement trees (fee in lieu)
3. Preliminary / final approval
4. Light standards relief

Based upon the above comments, a motion to recommend preliminary approval of this project with conditions satisfactory to township consultants was made by Mr. Guttenplan, seconded by Mr. Allen and passed unanimously.

- b. (P24-04), Mikelen LLC, 2748 Cowpath Road, Land Development, Zoned RA-1 Residential.

Acknowledgement of project and formal receipt of plans for distribution and review.

- c. (P25-01), Bukh Capital Group, 1295 Cabin Road, Land Development, Zoned RA-1 Residential.

Acknowledgement of project and formal receipt of plans for distribution and review.

#### **IV. OTHER BUSINESS**

- a. EV Ordinance – Zoning Amendment

Mr. Hutt discusses the zoning amendment, impacts of enacting the proposed revisions and reasons of necessity to have this ordinance amended.

Upon motion by Mr. Guttenplan and second by Mr. McGowan, the zoning amendment was approved as submitted.

**V. ADJOURNMENT**

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Allen. The meeting was adjourned at 8:19pm.