



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

APRIL 15, 2025

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:00pm. Other members present were Mr. Guttenplan, Mr. White, Mr. McGowan and Mr. Allen. Staff was represented by Mr. Hutt, and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Guttenplan and second by Mr. Allen, the minutes of February 18, 2025 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

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

The applicant, was represented by Mike Clement, Len Delgrippe and Bob Jordan from Woodrow Associates.

Mr. Clement provides background of the property, overall lot layout and makes note of discussions held with neighboring residents regarding existing water runoff concerns. Further discussion about the proposed basin that will encroach on township owned property but will be enlarged to assist with neighboring water runoff.

Mr. McAdam inquires about the proposed dwellings fitting with the overall surrounding neighborhood community. Mr. Clement confirms it will be similar to the neighborhood. Mr. McAdam discusses the swale being designed to the left of the property, and those added benefits to the neighbors along the property line. Further discussion about the basin, clarifying the HOA will be responsible for maintenance.

Mr. McAdam discusses waiver requests; highlights are as follows;

1. Frontage improvements along Cowpath Road
2. Sidewalk (5')
3. Landscaping
4. Stormwater – drainage requirements

Mr. Guttenplan discusses the 30' swale and how that would be distinguishable. Mr. Jordan confirms there will be buffering in this specific area. Mr. Allen inquires about the road width; Mr. Jordan explains the width being 32' but desires to add this to the waiver list. Ms. Miller expresses concern

about traffic on Cowpath Road and the flow heading to Main Street. Mr. Jordan explains that was taken into consideration and does not foresee adverse impacts. Mr. McAdam asks applicant to provide truck turning templates with the revised submission.

Mr. McGowan discusses the developers plan to cut 2' from the cul-de-sac. Mr. Clement explains this was done due to impervious coverage and dealing with the conservation district. Mr. Guttenplan notes issues he sees with accessing the open space area by the proposed swale. Mr. McAdam explains he recently spoke with the applicant to discuss further clarification on revised plans. Mr. Jordan confirms this street will be township owned.

Resident, Cindy Rausch, discusses stormwater drainage from the creek, beginning to cause erosion and expresses concern about adding to the perceived existing problem. Mr. Jordan states the basin design to exceed township standards due to the existing issues. Mr. Clement believes this will improve the current conditions. Mr. McGowan and Mr. Clement have an exchange over snow removal on Cowpath and who will ultimately be responsible. Confirming the HOA will be responsible for snow removal along the sidewalk.

Ms. Rausch expresses concern about traffic being impacted by this proposed development. Mr. Clement remarks this project will have minimal impact. Ms. Miller further notes her concerns with traffic in this specific area and requests the developer to look at this again. Also adding the property needed to be maintained now prior to any development. Mr. Clement notes he is limited in his capacity to handle traffic concerns. Mr. McGowan inquires about the possibility of a turn lane on Cowpath Road. Mr. McAdam explains that would need to be justified with traffic counts.

Resident, Susan Landis discusses the proposed swale and basin. Mr. Clement explains the applicants overview of open space and maintenance requirements. Mr. McAdam provides overview of the landscape plan closest to Ms. Landis' property.

Resident, Joe Oscioli raises concerns about portions of the township owned property being impacted. Mr. Hutt confirms no township owned property outside of the proposed basin will be touched during this project.

IV. OTHER BUSINESS

a. North Penn School District – Sale of District Owned Parcels

North Penn School District (NPSD) is represented by Superintendent, Todd Bauer and counsel, Sara Steers. Dr. Bauer gives overview of the property and the desire to sell to fund other proposed projects throughout the district. Ms. Steers explains this sale has a court order from the Montgomery County Court of Common Pleas. Section 305 of the Municipal Planning Code requires the district (plaintiff) appear before the governing bodies township planning commission.

Based upon the above comments, a motion to recommend the sale of the property was made by Mr. Allen, seconded by Mr. Guttenplan and passed unanimously.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. McGowan. The meeting was adjourned at 8:33.