



HATFIELD TOWNSHIP ZONING HEARING BOARD AGENDA

December 5, 2024

7:00 P.M.

I. CALL TO ORDER

- II. PUBLIC HEARINGS** – The Board may deliberate and announce decisions for any of the applications listed below.

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Township (the “Board”) will meet on **Thursday, December 5, 2024 at 7:00 p.m.**, in the Hatfield Township Building, 1950 School Road, Hatfield PA, to conduct a public hearing on the application listed below, together with any other business coming before the Board, at which time interested citizens may attend and will be given the opportunity to be heard:

Z24-14 Clemens Food Group, LLC requests a variance from Hatfield Township Zoning Ordinance §282-147.D to allow a Battery Energy Storage System upon real property located in the LI-Light Industrial District at 2700 Clemens Road, further designated as Montgomery County Parcel 35-00-03958-00-3, proposed to be constructed within 200 feet of residential districts.

Z24-15 Lansdale Speed Motor Inc. requests the following relief pursuant to the Hatfield Township Zoning Ordinance (the “Ordinance”) to allow expansion of the auto sales and repair shop use upon real property located in the C-Commercial District at 1107 North Broad Street, further identified as Montgomery County Parcel 35-00-01249-00-3:

- a) a modification of conditions previously imposed by the Board’s Decision of April 1, 2022;
- b) a Special Exception pursuant to Ordinance § 282-121.K(1) (service station and repair garage); and
- c) a Special Exception pursuant to Ordinance § 282-121.K(6) (similar uses).

Z24-16 Manheim Auto Auction requests a variance from Hatfield Township Zoning Ordinance (the “Ordinance”) §282-147.B(1) to allow a garage/shed within the side yard setback of real property located in the Industrial District at 2280 Bethlehem Pike, further identified as Montgomery County Parcel 35-00-00451-00-9.

III. ADJOURN