



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

MAY 20, 2025

I. CALL TO ORDER

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

II. MINUTES

- a. Upon motion by Mr. Guttenplan and second by Mr. White, the minutes of April 15, 2025 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P24-07) North Penn Imports Parking Lot, 139-165 Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant, was represented by engineers Cody Callahan and Paul Small.

Mr. Callahan provides overview of the property and project. Detailing 139 Bethlehem Pike as the expansion portion, consolidation of lots, existing driveway and curb cut removal, additional driveway off Discovery Drive that currently exists, installation of subservice detention basin system, no utility connections and trees and shrubs installed near the rear of the building and along Bethlehem Pike.

Mr. Callahan details the vehicle drop-off site for the applicant and how that will operate with the installation of a new parking lot. Mr. McAdam notes this designed drop-off site was discussed early in the project and concluded it would not be on Route 309, as Discovery Drive is a better suited location due to safety concerns with a high volume of traffic on Route 309. Ms. Miller agrees that avoiding Route 309 is best practice.

Mr. McAdam confirms there is a connection between the showroom lot and delivery lot to the north of the property that will be utilized.

Mr. Callahan requests six waivers in total. Mr. McAdam provides details on all waivers from the waiver request letter submitted on May 20, 2025. Further discussion regarding compliance of landscaping requirements and the potential for a fee-in-lieu. Upon submission of final recording plan, Kim Flanders will review to ensure the status of a potential fee-in-lieu.

Ms. Miller notes the need for a note regarding delivery location on the recorded plan. Mr. McAdam confirms this could be a condition for approval.

Based on the above comments, Mr. Guttenplan makes a motion to recommend approval with waivers requested in the correspondence issued May 20, 2025, conditioned on review letter compliance, a note on the recorded plan detailing the delivery location and route and through the approval resolution. Mr. White seconds the motion and is passed unanimously.

IV. OTHER BUSINESS

- a. n/a

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Guttenplan. The meeting was adjourned at 7:25pm.