



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

JUNE 17, 2025

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:07pm. Other members present were Mr. Allen, Mr. McGowan, and Mr. White. Staff was represented by Mr. Hutt, and Mr. McAdam.

II. MINUTES

- a. The vote on the minutes of May 20, 2025 will be deferred to the following meeting.

III. SUBDIVISION & LAND DEVELOPMENTS

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

The applicant, was represented by engineer Adam Prince.

Mr. Prince gives an overview of the project, including; number of lots, setbacks, cul-de-sac access, stormwater management and utility connections. Furthermore, detailing the waivers noted in the CKS review letter dated June 16, 2025.

Mr. McAdam clarifies the waiver discussion, noting the applicant has requested them but no decision has been made. Mr. McAdam discusses stormwater management concerns and how the basin as designed, would discharge off the property. Further discussion over design standards and its relation to NPDES standards.

Ms. Miller notes the role of the planning commission and the value of its resident's input for projects proposed in the township. Discussion revolves around the measurements of the cul-de-sac and how its ability to handle fire truck turning. Mr. Hutt notes the fire marshal's latest review and denial of the project at this time.

Mr. McGowan inquires about an HOA being established for the proposed community, specifically related to a road dedication. Mr. Prince explains the road is planned to be dedicated to the township. Mr. McAdam explains further discussion around dedication would need to be had with the appropriate parties; nothing has been agreed upon.

Mr. Allen discusses water runoff concerns through the years with the surrounding residents. Mr. Prince explains discharges would remain the same and VW Consultants will conduct soils testing.

Resident, Eva White, 1320 Cowpath Road issues a statement regarding concerns of water runoff, traffic of more houses and tree removal impacting the existing wildlife in the area.

Resident, Margie Davis, 1858 Cindy Lane questions impact to her property with the proposed development, concerns about wildlife removal and traffic. Also notes that her pool is placed right at the basin.

Resident, Karen Strogel, 1855 Creek Road discusses regulated stormwater events, plan submittals, proposed basin dimensions, and urges the planning commission to not approve.

Resident, Mike Bibbel, 1872 Cindy Lane notes the flooding issues he experiences in his front and backyard during rain events. Desires to know plans for controlling water flow during the construction phase. Mr. Prince comments erosion control measures to be implemented.

Resident, Maureen Bolland, 1225 Cabin Road discusses proposed setback from proposed development and her property line. Further discussion evolves around control measures for the 100-year storm and how often those standards are upgraded. Mr. McAdam comments that rainfall data is updated constantly. Ms. Bolland inquires about impacts to her well during construction, lighting plan for proposed development and overflow parking.

Mr. Allen further discusses resident concern of water runoff and implementation standards in addition to impacts to resident wells. Mr. McGowan inquires about how runoff standards are calculated.

Resident, Jerry Still, 1233 Cabin Road states he has concern about his well.

Resident, Diane Fischer, 1864 Cindy Lane states her existing issues with water flow for the previous 20-years and how this project will impact the existing wildlife.

Resident, Lydia Zahn, 1240 Cabin Road discusses the water table map and the requested sidewalk waiver by the applicant.

Residents, Rudy & Dawn Lundin, 1791 Creek Road implores the planning commission to factor the flood areas of Creek Road into this decision.

Resident, Jerry Viguletti, 1217 Cabin Road notes the concern over private wells during construction.

Resident, Olivia Dank, 1201 Cabin Road states her work schedule from home and how the construction period will impact her day-to-day life.

Resident, Michael Resetar, 1309 Cabin Road discusses the waiver for widening Cabin Road and the impacts to residents.

Resident, Karen Strobel, 1855 Creek Road discusses the overall development plan for the parcel.

Resident, Michael Dank, 1201 questions if there is confirmation that endangered species do not inhabit the parcel in question for development.

Resident, Denise Moyer, 1879 Cindy Lane inquires about who is responsible for basin maintenance. Mr. Hutt confirms the HOA would be responsible.

IV. OTHER BUSINESS

a. SALDO – Open Space Fee in Lieu

Mr. Hutt explains how the new formula was determined for a fee in lieu of an open space contribution. Further notes comparisons to neighboring municipalities and how this approach is becoming standard. Upon motion by Mr. Allen and second by Mr. McGowan the motion was approved unanimously.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Allen. The meeting was adjourned at 8:50pm.