

UPPER HANOVER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES OF JANUARY 5, 2022

Call to Order

The meeting was called to order at 7:00 PM at the Upper Hanover Township Building, 1704 Pillsbury Road, East Greenville, PA 18041 by 2021 Chairman Brandon Reed followed by the Pledge of Allegiance to the Flag.

Roll Call

Planning Commission members in attendance were Brandon Reed, Stefan Laessig, Richard Fain, William Kalb and newly appointed regular member Sharon Bastone.

Also present were Solicitor Joseph Bresnan, Engineer John Weber and Township Manager Anne W. Klepfer.

Election of 2022 Officers

Solicitor Bresnan acted as Chairman Pro-Tem and asked for nominations for Chairman and Vice-Chairman.

Chairman: Brandon Reed **nominated** Richard Fain for Chairman. Stefan Laessig **seconded** the motion. There were no other nominations. Mr. Fain was elected Chairman **unanimously**.

Vice-Chairman: Mr. Laessig **nominated** Brandon Reed for Vice-Chairman. Mr. Kalb **seconded** the nomination. There were no other nominations. Mr. Reed was elected Vice-Chairman by **unanimous vote**.

The meeting was turned over to Chairman Fain to run.

Regional Planning Commission Representation: Mr. Reed asked if Mr. Kalb would continue on the Regional Planning Committee with Sharon Bastone as the alternate. Mr. Kalb and Mrs. Bastone confirmed.

Citizen Comments: There were no comments from the floor.

Approval of Minutes

Mr. Reed **moved** to approve the December 6, 2021 Meeting Minutes. Mr. Kalb **seconded**. The minutes were **approved 5-0**.

Announcements

Chairman Fain announced that January 17th, 2022 is the last date for submission of plans for review by the Township Engineer and discussion at the February 7, 2022 Regular Meeting.

Old Business

1. 2512 Quakertown Road Proposed Industrial Development: Chairman Fain announced that the applicant is working on a response to the review letters and discussion is tabled until next month. The Action Time Limit is February 28, 2022.
2. Quakertown Road and Route 663 Land Development Sketch Plan. This project was also tabled until next month. Action Time Limit is not applicable.

Current Plans Without New Activity

1. Northgate Commercial Area Sketch Plan; Action Time Limit not applicable.
2. P&B Partitions Land Development Plan, East Sixth Street; Action Time Limit covered by Waiver of Review Time Requirements.
3. Deerfield Development – Montgomery Avenue, Action Limit covered by Waiver of Review Time Requirements. This project is located in Pennsburg Borough, and it has been tabled for a Conditional Use Hearing until at least February.

New Business

No new business.

Monthly Reports

1. Mrs. Klepfer entered the Building Permit and Escrow monthly reports into the meeting record.
2. Zoning Activity.
 - a. **Residences at Upper Hanover, Audubon Land Development, Age Restricted Residential Overlay District Concept Plan.**

Mr. John Neilson and his engineer Cynthia Smith of Horizon Engineers were present to continue discussions on a proposed Zoning Overlay that would enable him to develop a property with frontage on Gravel Pike and Kraussdale Road as an age restricted mixed use development. Mr. Weber highlighted his review comments of the draft ordinance. The planning commission reviewed permitted uses, buffer setbacks, the front yard setback, architectural standards and density. Mr. Reed and Mr. Laessig both indicated that they are not in favor of a density greater than 3 dwelling units per developable acre. Mr. Neilson indicated he will need to re-evaluate what he can do on this property. He said he is still committed to developing it. Mr. Neilson asked if the Planning Commission would consider allowing some stormwater features in open space and Planners said they were willing to see what that might look like. Planners also asked Mr. Neilson to provide more definition to the 20% of residents who are not 55 years of age or older. Also discussed was a possible emergency exit into the adjacent East Greenville neighborhood.

- b. D.R. Horton, DeMeno Property Rezoning Request is scheduled for a public hearing before the Board of Supervisors on January 11, 2022.
- c. Village Center, Palm, Zoning Text Amendment for a Multi-Family Use Building. Mr. Bresnan updated the Planning Commission that it may be possible to redefine “Multi-Family” in the ordinance. Solicitor Bresnan handed out a draft ordinance for the Planning Commission to review for discussion at a future meeting.

3. Regional Planning Committee Report: The request for support of a comprehensive Act 167 Study for the Perkiomen Creek Watershed will be discussed/reviewed at an upcoming Regional Planning Commission Meeting.
4. The next Planning Commission will be Monday, February 7, 2022 at 7 PM. Mr. Reed and Mr. Fain asked Mrs. Klepfer to email them the Friday prior when their packets are ready to be picked up.

Adjournment

Mr. Reed **moved** to adjourn the meeting. Mrs. Bastone **seconded** the motion. By unanimous vote the meeting adjourned at 7:50 pm.

Respectfully submitted,



Anne W. Klepfer

Township Manager/Secretary