

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, February 6, 2023**

I. Call to Order and Pledge of Allegiance to the Flag

The Regular Meeting of the Upper Hanover Township Planning Commission was called to order at 7:00 PM by Chairman Richard Fain who led in the Pledge of Allegiance to the Flag.

II. Roll Call

Present were Mr. Fain, Mr. Reed, Mr. Laessig and Mr. Young. Absent was Mrs. Bastone. Mr. Fain appointed alternate Jon Warren to voting member status to fill in for Mrs. Bastone. Also present were Township Engineer Peter Eisenbrown, Traffic Engineer Sandy Koza, Township Solicitor Joe Bresnan, and Township Manager Anne Klepfer.

III. Citizen Comments Non-Agenda Items - None

IV. Approval of Minutes

January 4, 2023, Regular Meeting Minutes were approved by **motion** of Brandon Reed, **second** by Stefan Laessig and by **4-0-1 vote** with Mr. Warren abstaining.

V. Announcements

- A. February 13, 2023, is the last date for submission of plans for review by the Township Engineer and discussion at the **Monday, March 6, 2023, Planning Commission Meeting**.
- B. Applicants are asked to notify the Township upon submission of whether they want to be on the agenda for the first Meeting after timely submission; and if canceling to do so at least a week prior to the meeting.

VI. Old Business

A. Current Plans for Discussion

- 1. **Demeno Property, Gravel Pike, 4 Lots Preliminary Plan** (2 Residential & 2 Industrial) Land Development of 2 Industrial lots – 365,950 sf/10 units. **Action Time Limit: April 3, 2023**

Daniel P. McKenna, P.E. Senior Engineer for Howell Engineering as well as Jesse Carpino from Texas-based developer D.R. Horton were present to review the plan with the Planning Commission.

The February 1, 2023, LTL Review Letter was reviewed by Township Engineer Peter Eisenbrown. This letter is the first review letter for the current Plan. Mr. Eisenbrown highlighted Items #5, #6, and #8 on page 2; #14 and #21 on page 3; #10 on page 5; #36 on page 8; #6 on page 14 and #10 on page 15.

The PC spent some time discussing the two residential lots and the numerous issues that need to be resolved relating to them, the proposed cul-de-sac bulb and drainage.

Mr. McKenna stated there were currently no plans to phase the construction but at most it would be two phases: self-storage and everything else. They indicated they will not pursue Outside Storage – which addresses #8 on page 2.

It was noted sewer and water are proposed through Upper Montgomery Joint Authority and that the Fire Marshal and MCPC recommend an emergency exit at 2nd street.

Mr. Fain noted that this property was previously the subject of a Zoning Change Request to rezone it for Residential Use. The application failed to get approval due to a 2-2 split vote of the Board of Supervisors with one Supervisor absent. He asked if a lower than previously proposed housing density residential proposal was still on the table. Mr. Carpino indicated that it depends on the density.

Sandy Koza reviewed her February 1, 2023, letter noting that a Traffic Study will be required and that widening, curbing and sidewalk will be required along Route 29 to connect the Hanover Square commercial center.

Citizen Comments. Citizens in attendance wanted to know what would be examined in the Traffic Study and if the Traffic Study is being coordinated with the other warehouse projects proposed in the Township. The public is opposed to the Township zoning which allows the warehouse use because of all the truck traffic they generate and the difficulty keeping trucks off restricted roads and bridges in the area.

Mr. Wayne Stevens, a Pennsburg Borough Council Member, was in attendance and requested that the traffic studies be shared with Pennsburg Borough.

Joe Bresnan explained that Zoning must provide for all legal uses and that the Zoning Map has been in place for many years and with a pending application cannot be rezoned without the applicant's approval.

The applicant will continue to process the review letters and will submit a revised plan.

B. Current Plans Without New Township Activity

1. **802 Gravel Pike Partners, LLC. Acorn Lofts Land Development.** Current use Appliance Repair; 20 residential units and 7,500 square feet of industrial space. **Action Time Limit: Waived Time Limitation.**
 - a. Revised Preliminary/Final Plan Submission
 - b. LTL Review Letter
 - c. McMahan Review Letter/PennDOT Review
2. **P&B Partitions Land Development Plan, East Sixth Street, Final Plan Submission. Action Time Limit: Waived Review Time Requirements**
 - a. LTL Review Letter dated October 24, 2022
 - b. McMahan Associates October 26, 2022 Review Letter
3. **East Wind Farm Tract, 947 Layfield Road, Four Lot Subdivision/Lot Line Adjustment [One in**

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Upper Hanover and Three in New Hanover.] **Action Time Limit: Waived Time Limitation**

a. LTL Review Letter Regarding Preliminary/Final Plan Approval

4. **2512 Quakertown Road** – Proposed Industrial Development. **Action Time Limit: March 31, 2023**
5. **Kraussdale Road Light Industrial Land Development/2 lot Subdivision Sketch Plan**. **Action Time Limit: Time Limit not Applicable**
6. **Quakertown Road & Route 663 Warehouse Sketch Plan**, Audubon Land Development Corporation. **Action Time Limit – Not Applicable**. *MCPC 247 May 20, 2022, Review Letter Received.*

McMahon is finalizing a review letter.

7. **Northgate Commercial Area Sketch Plan**. **Action Time Limit: Not Applicable**
8. **Deerfield Development** – Montgomery Avenue. **Action Time Limit: Waived Review Time Requirements**

This plan is on hold due to litigation in Pennsburg.

VII. SALDO New Business

A. New Business on Agenda for Discussion – None

B. New Business Scheduled for March Discussion

1. **Nolt/Nester Lot Line Adjustment Plan – Layfield Road and 3020 Wild Run Road** – **Action Time Limit: May 4, 2023**

Mr. Fain advised Mrs. Klepfer that when more than two lot lines are adjusted, it is classified as a Subdivision.

VIII. Planning Business – None

IX. Monthly Reports

A. **Zoning – ZHB Applications for Review & Recommendation**

1. ZHB Application of Stanislaw Kwasnik, of 7251 Pindell School Road, Fulton, MD 20759, for property located at 1012 School House Road in Upper Hanover Township, Tax Parcel number 57-00-03184-00-8, Block 37 Unit 01 (“Property”) which is located in the R-1 Agricultural Low Density Residential Zoning District. Applicant desires to convert a former one-room schoolhouse into a residence with a deck addition which will encroach into the required 40’ side yard setback. Applicant seeks the following zoning relief from Chapter 500 of the Upper Hanover Township Codified Code: variance from Section 500-1202.A(2)(e) to allow placement of a deck which will encroach 30’ into the required 40’ side yard setback.

Lucas Kubisiak, who is working on the project with the owner was in attendance at the Planning Commission Meeting to review the project and request to the ZHB for a side yard dimensional

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variance to construct a deck. If approved, the side yard setback would be reduced to 10' from the edge of the deck.

The Planning Commission made no recommendations and told Mr. Kubisiak that the application would be reviewed by the Board of Supervisors on February 14, 2023, prior to the February 15, 2023, Hearing.

B. **Building Permit Report – Entered into the record.**

C. **Escrow Report – Entered into the record.**

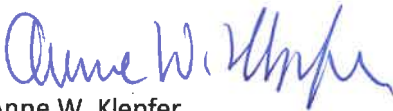
D. **Regional Planning Commission Report – Entered into the record.** It was noted that Danielle Zifra will be representing the Township on the Green Lane Park Master Plan Steering Committee.

X. Meeting Reminder & Adjournment

A. The Next Meeting is Monday, March 6, 2023.

B. Adjournment – **by Motion** of Jon Warren and **second** by Stefan Laessig; **unanimously adjourned** at 8:20 PM.

Respectfully submitted,



Anne W. Klepfer
Recording Secretary