

UPPER HANOVERTOWNSHIP PLANNING COMMISSION

MEETING MINUTES OF February 7, 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 Chairman Richard Fain followed by the Pledge of Allegiance to the Flag.

Roll Call

Planning Commission members in attendance were Richrd Fain, Brandon Reed, Stefan Laessig, William Kalb and Sharon Bastone.

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

Mr. Fain announced that the Planning Commission had a Personnel Meeting at 6:30 to interview a candidate for the vacant Alternate position.

Citizen Comments: The owner of Artisan Display, Inc. Introduced himself to the Planning Commission and handed out a concept plan for an addition to his light manufacturing business. He said they need more shop space. He currently employs 60 people in the shop and 86 total employees. He does not anticipate that changing. The plan calls for the addition, additional parking and stormwater management. Mr. Fain noted that the township line with Red Hill Borough runs through the property and the applicant will need to present to Red Hill Borough to see if they will defer land development review to Upper Hanover Township or require submission.

Approval of Minutes

Mr. Reed **moved** to approve the January 5, 2022 Meeting Minutes. Mr. Laessig **seconded**. The minutes were **approved 5-0**.

Announcements

Chairman Fain announced that February 14th, 2022 is the last date for submission of plans for review by the Township Engineer and discussion at the March 7, 2022 Regular Meeting.

Old Business

1. 2512 Quakertown Road Proposed Industrial Development: Chairman Fain announced that the Action Time Limit has been extended to May 31, 2022. The owner of the property continues to work on addressing the lighting and drainage concerns of neighboring property owners.

Current Plans Without New Activity

1. Quakertown Road and Route 663 Land Development Sketch Plan. This project was also tabled until next month. Action Time Limit is not applicable.
2. Northgate Commercial Area Sketch Plan; Action Time Limit not applicable.
3. P&B Partitions Land Development Plan, East Sixth Street; Action Time Limit covered by Waiver of Review Time Requirements.
4. 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

1. An Agricultural Security Area application from Todd and Jeanette Baringer for 17.96 Acres on Heffner Road was received. It is recommended for inclusion by the ASA Advisory Board. The Planning Commission viewed the application favorably.
2. A Zoning Hearing Board Application for a Dimensional Variance for the location of a detached garage at 3724 Layfield Road. The application will be distributed for review at the March meeting.

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 was 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. Planners reviewed a revised concept plan and ordinance. Mr. Weber indicated that most of the Planning Commission's previous concerns have been addressed.

Planners recommended that some of the units along the entrance to Kraussdale Road be relocated, to improve traffic flow and create a more appealing entrance. They also felt that the width of the boulevard planting bid could be reduced. One or two of the quad units should also be relocated. Planners asked what the lighting plan was for the project. Mr. Neilson said he plans on adding lighting that will provide adequate lighting for safety of the residents. It was noted that the Township's SALDO Ordinance does not have lighting requirements. They would like to see lighting addressed in the Zoning Overlay Ordinance.

Mr. Weber reviewed the draft Ordinance with Planners. In addition to the suggested edits Mr. Weber provided, Planners asked the language in §500-2303 use "not less than" language consistently; That §500-2303 D(2)b. Should be edited to replace 15 feet with 25 feet; §500-2303 (2) h. replace 15 feet with 10 feet; §500-2307 G (1) be tweaked to address "no look alikes"; Section H. be added to address lighting requirements similar to that contained in the TND Ordinance; §500-2308 A. be edited to replace 25% with 35%; that §500-2309 C. (1) be edited to replace 15 feet with 60 feet; C. (2) 15 feet changed to 30 feet

from the edge of the cartway; D. 1 parking space be changed to 2.5 parking spaces; and in §500-2310 F. the word "solely" be removed.

Action: Stefan Laessig **moved** to recommend approval of the Zoning Overlay Zoning Amendment contingent upon the ordinance edits and plan revisions discussed this evening. Brandon Reed **seconded** the motion which was **approved 5-0**. Mr. Weber will work with the applicant's engineer to ensure that the discussed edits are made.

- b. D.R. Horton, DeMeno Property Rezoning Request scheduled for a public hearing before the Board of Supervisors on January 11, 2022 was continued to February 8, 2022.
 - c. Village Center, Palm, Zoning Text Amendment for a Multi-Family Use Building. Mr. Bresnan updated the Planning Commission that the draft ordinance is still being worked on and review was deferred.
3. Regional Planning Committee Report: Mr. Kalb provided a written summary report of the business discussed at the January Regional Planning Commission. Planners thanked him and viewed the report favorably. 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 February 23, 2022.
 4. The next Planning Commission will be Monday, March 7, 2022 at 7 PM. Mr. Reed and Mr. Fain asked Mrs. Klepfer to have the packets ready the Wednesday prior to the meeting and to email them when their packets are ready to be picked up.

Adjournment

Mr. Laessig **moved** to adjourn the meeting. Mrs. Bastone **seconded** the motion. By unanimous vote the meeting adjourned at 8:42 pm.

Respectfully,



Anne W. Klepfer

Recording Secretary