

## UPPER HANOVERTOWNSHIP PLANNING COMMISSION

### MEETING MINUTES

March 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 Richard Fain, Brandon Reed, Stefan Laessig, William Kalb and Sharon Bastone. Alternate member Dale Young was also present.

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

**Citizen Comments:** Mr. Steve Mumford from Macoby Woods inquired about activity on the adjacent parcel. He said he was aware that there is a previously approved subdivision plan that was never built and wanted to know what was going on, what the approval process will be and if he can be notified when submissions are made.

The Subdivision is referred to as East Buck Meadows. The developer is actively completing soil testing necessary to renew its NPDES permit. The plan will need to be submitted to the Township for an ordinance comparison review to determine if any of the regulations are significantly changed since the project was last reviewed.

Mrs. Klepfer explained that the Township does not have the ability to notify interested residents every time there is a SALDO resubmission; however, the PC Agendas are on the website and she has started an E-Newsletter where she can post links to agendas and list new submissions. She suggested signing up for that newsletter.

#### Approval of Minutes

Mr. Reed **moved** to approve the February 7, 2022 Meeting Minutes, as amended. Mr. Laessig **seconded**. The minutes were **approved 5-0**.

#### Announcements

Chairman Fain announced that March 14<sup>th</sup>, 2022 is the last date for submission of plans for review by the Township Engineer and discussion at the April 4, 2022 Regular Meeting.

#### Old Business

1. Mr. Fain asked about the status of the Deerfield project in Pennsburg. Mr. Weber indicated the project requires a Conditional Use Approval by Borough Council and is currently inactive.

### Current Plans Without New Activity

1. 2512 Quakertown Road Proposed Industrial Development: Lighting continues to be monitored at this location for the existing business. There have been no new submissions or activity for discussion by the Planning Commission.
2. Quakertown Road and Route 663 Land Development Sketch Plan. This project was also tabled until next month. Action Time Limit is not applicable.
3. Northgate Commercial Area Sketch Plan; Action Time Limit not applicable.
4. P&B Partitions Land Development Plan, East Sixth Street; Action Time Limit covered by Waiver of Review Time Requirements.
5. 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.

### New Business – For Review and Recommendation

1. **Hoffman Planning Module Component 1C – Miller Road.** By **motion** of William Kalb and **second** by Sharon Bastone, Authorization to Approve and Sign the Planning Module was **unanimously approved**.
2. **Nolte ZHB Application for Side yard Variance for Detached Garage, 3724 Layfield Road.** The Planning Commission took no action and declined to comment. They had no issues with the information presented and recommended the applicant attend the Supervisors Meeting when it will also be discussed prior to the hearing.
3. **Visco ZBH Application for Rear yard Variance for residential addition, 1316 Frye Road.** The Planning Commission took no action and declined to comment. They had no issues with the information presented and recommended the applicant attend the Supervisors Meeting when it will also be discussed prior to the hearing.
4. **Agricultural Security Area application for 1056 Reihman Road, Marlborough Township.** Mr. Reihman was present and provided a background on his third generation family farm. The application was recommended for inclusion by the UHT ASA Advisory Board and by the MCPC. By **motion** of Stefan Laessig and **second** by William Kalb, the Planning Commission **unanimously voted** to recommended approval and inclusion of the Reihman property in the Upper Hanover Township Agricultural Security Area.

### New Business –Received and scheduled for discussion at the April Meeting

1. **1239 East 6<sup>th</sup> Street ZHB:** Hearing for Special Exception for expansion of a non-conforming commercial building and Dimensional Variances, Artisan Display Inc./Wassmer Ventures LLC
2. **1050 Mill Hill Road ZHB:** Hearing for Use Variance and Multiple Uses on one parcel. Proposed use is commercial storage/warehousing.

### Monthly Reports

1. Mrs. Klepfer entered the Building Permit and Escrow monthly reports into the meeting record.

2. Zoning Activity.

- a. **Village Center, Palm, PA Zoning Text Amendment.** Planners reviewed the last revised draft Text Amendment provided by Solicitor Joe Bresnan as discussed with the applicant. The amendment would apply to all VCR Districts in the Township. Planners were in favor of moving forward with a public hearing. By **motion** of William Kalb and **second** by Brandon Reed, the Planning Commission **unanimously recommended** the Board of Supervisors consider approval of the proposed amendment and proceed with the scheduling of a public hearing.
  - b. **Residences at Upper Hanover, Audubon Land Development,** Age Restricted Residential Overlay District Concept Plan. Mr. Neilson returned to the Planners with the plan amended per last month's conditional recommendation and updated Draft Ordinance Amendment that addresses the Planner's comments. Planners discussed the applicant working out a means of ensuring that the concept plan presented is a condition of the zoning approval. Planners discussed what counts towards the open space calculations. Their recommendation from last month stands. The Zoning Amendment will next be added to the Board of Supervisors Agenda for them to authorize the scheduling of a Public Hearing which includes 30-day direct notification to affected properties.
  - c. D.R. Horton, DeMeno Property Zoning Change Requested. It was noted for the minutes that the Supervisors denied the request for rezoning as presented by the applicant.
3. Regional Planning Committee Report: Mr. Kalb provided a written summary report of the business discussed at the February Regional Planning Commission. The Regional PC is recommending the Township provide a letter of support for the Perkiomen Creek Act 167 Study project. Planners thanked him and viewed the report favorably.
  4. The next Planning Commission will be Monday, April 4, 2022, at 7:00 PM.

**Adjournment**

Mr. Laessig **moved** to adjourn the meeting. Mrs. Bastone **seconded** the motion. By **unanimous vote** the meeting adjourned at 8:20 PM.

Respectfully,



Anne W. Klepfer

Recording Secretary