

UPPER HANOVER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 4, 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, and Sharon Bastone. Alternate member Dale Young was also present and filled in as a voting member for Mr. Laessig. Also present were Solicitor Joseph Bresnan, Engineer John Weber, Sandy Koza, and Township Manager W. Klepfer.

Citizen Comments: Representatives from FIBA were present. They said they were directed to come before the planning board to discuss approvals of their proposed parking lot expansion. Mr. Bresnan and Mrs. Klepfer redirected them to apply for a Zoning Hearing to apply for relief from the sections of Zoning cited in the LTL denial letter for their project.

Approval of Minutes

Mr. Reed **moved** to approve the March 7, 2022, Meeting Minutes, as amended. Sharon Bastone **seconded**. The minutes were **approved 4-0**.

Announcements

Chairman Fain announced that April 11th, 2022, is the last date for submission of plans for review by the Township Engineer and discussion at the May 2, 2022 Regular Meeting.

Old Business

1. **Kershner Tract Subdivision in Red Hill Borough.** The project consists of approximately 32 townhomes and 33 singles. Engineer Susan Rice and the applicant's attorney Bernadette Kearney were present to answer questions and provide an overview of the project. Ms. Rice explained that the only improvement located in Upper Hanover Township is a paved walking trail. The trail was changed to a switchback trail due to drainage and stormwater management requirements. Carl Hashagen from a local Gun Club located with one property between it and the subject tract addressed the Planning Commission requesting a fence separation and disclosure.

The Planning Commission **voted 4-0 by motion of Sharon Bastone and second by Dale Young** to recommend approval and waiver of a formal Land Development submission to Upper Hanover with the following caveats: signage and a rope line demarking the end of the development/open space along the northern/western property line; a note on the Record Plan and a written disclosure included in the HOA Declarations indicating the proximity of the Gun Club property; a physical barrier at the termination of the former R.R. right-of-way (Perkiomen Trail) at the north western property line; a note on the Record Plan indicating that the Open Space is to be owned and Maintained by HOA and that it is deed restricted from further subdivision.

The applicant was agreeable to those conditions.

2. **Quakertown Road & Route 663 Warehouse Sketch Plan**, Audubon Land Development Corporation consisting of a 4.66-acre property and a proposed warehouse of 33,296 sf. Kestra Kelly, P.E. of BL Companies was present to represent the applicant. Township Engineer John Weber reviewed his March 30, 2022, Review Letter. The revised sketch indicates the warehouse size has increase from 293,650 sf to 333,296 sf following the acquisition of the Lorenzo property. The project will need three variances and two conditional use approvals. The Planning Commission reviewed them but made no recommendations as this was a revised Sketch Plan and the applicant needs relief from the Zoning Hearing Board. Sandy Koza, P.E. of McMahon Associates reviewed her March 31, 2022, review letter issued as the Township's Traffic consultant. The applicant will be required to submit a Traffic Study. **No action was taken by the Planning Commission.** Other comments of note, the applicant indicated there will be a snow scraper for trucks exiting the property and they are considering a gatehouse.

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. **Time limit for review extended through July 31, 2022.**
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. The project has been resubmitted to the County.
4. **Deerfield Development** – Montgomery Avenue, Action Limit covered by Waiver of Review Time Requirements. This project is in Pennsburg Borough, and it has been tabled for a Conditional Use Hearing.

New Business – For Review and Recommendation

1. **Wassmer Ventures/Artisan Display, 1239 East 6th Street Land Development Application.** Mr. Weber reviewed his March 29, 2022, Review Letter. The project proposes a 10,000 SF addition to their existing commercial building as well as improvements to the parking, loading and refuse collection areas and a small stormwater basin. This application will require Special Exception approval and zoning relief from the Zoning Hearing Board and six variances. McMahon Associates has not issued a review letter yet due to the timing of the submission and receipt of request for review from the Township. The planning commission wanted to have the McMahon comments before making any recommendations on requested waivers of SALDO requirements.
2. **Wassmer Ventures/Artisan Display, 1239 East 6th Street ZHB:** Hearing for Special Exception for expansion of a non-conforming commercial building and Dimensional Variances, Artisan Display Inc./Wassmer Ventures LLC. The planning commission reviewed the application with the applicant present. **They chose to take no position on the application.**
3. **Peter Longwell, 1050 Mill Hill Road ZHB:** Hearing for Use Variance and Multiple Uses on one parcel. Proposed use is commercial storage/warehousing in an existing Barn on the property. The applicant was not present. The Planners were concerned that the proposed use is too open-ended and vague; concerned about having two principal uses on the same property and about traffic generation from package deliveries. **By motion** of Dale Young and **second by** Sharon Bastone, the Planning Commission

voted 4-0 to send a letter to the Board of Supervisors expressing their concerns and **opposition to the application.**

New Business – Received and scheduled for discussion at the May Meeting

1. **James and Melissa Dontonville Zoning Hearing Application.** Application is for conversion of an attached garage into an in-law suite and addition of a detached prefabricated garage. Variances for the In-law suite and dimensional variances for the garage are needed.
2. **Agricultural Security Area Amendment Application for James L. and Sherry Scheick, 1013 Hosensack Road, Palm, PA.** Two parcels 6.99 acres and 12.0 acres respectively.

Monthly Reports

Zoning

1. **Zoning Village Center, Palm, PA Zoning Text Amendment** – This proposed zoning amendment is on the May 10, 2022, Agenda for a Public Hearing and consideration of adoption. The Montgomery County Planning Commission Act 247 Review indicated that the County questioned some of the proposed changes. Mr. Bresnan advised that he doesn't think any changes are necessary and will call the Planner to discuss it further.
2. **Residences at Upper Hanover, Audubon Land Development, Age Restricted Overlay Amendment** – This proposed zoning amendment is on the May 10, 2022, agenda for a Public Hearing and consideration of adoption.
3. **Solar Panel Zoning Amendment.** The Planning Commission discussed amending the zoning ordinance to repeal the Township's design/installation regulations for rooftop solar panels and adopting the UCC 2018 IRC regulations for a 36" access pathway. They were generally in favor of amending the ordinance but want the Fire Marshal's recommendation. Brandon Reed **moved** to recommend the proposed amendment to the Board of Supervisors conditioned upon the Fire Marshal's review and positive recommendation. The motion was **seconded by Dale Young and approved 4-0.**

Staff Reports

4. Mrs. Klepfer entered the Building Permit and Escrow monthly reports into the meeting record.
5. The Regional Planning Meeting Report from Mr. Kalb was entered into the record.

Adjournment

Mr. Fain **moved** to adjourn the meeting. Mr. Young **seconded** the motion. By **unanimous vote** the meeting adjourned at 9:15 PM.

Respectfully,



Anne W. Klepfer

Recording Secretary