

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
May 2, 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, Sharon Bastone, William Kalb and Stefan Laessig. Alternate member Dale Young was also present observing the meeting. Also present were Solicitor Joseph Bresnan, Engineer John Weber, P.E., Traffic Engineer Sandy Koza, P.E., and Township Manager Anne W. Klepfer.

Citizen Comments: There were no citizen comments.

Approval of Minutes

Mr. Reed **moved** to approve the April 4, 2022, Meeting Minutes, as amended. Sharon Bastone **seconded**. The minutes were **approved 3-0-2 with Mr. Laessig and Mr. Kalb abstaining**.

Announcements

Chairman Fain announced that May 16th, 2022, is the last date for submission of plans for review by the Township Engineer and discussion at the June 6, 2022, Regular Meeting.

Old Business

- 1. Wassmer Ventures/Artisan Display, 1239 East 6th Street Land Development Application. Artisan Display, Inc. 1 lot comprising 4.77 acres.**

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 received Special Exception approval and zoning relief from the Zoning Hearing Board for six variances in April 2022. The Planning Commission reviewed the April 26, 2022, LTL Review Letter, the April 27th, 2022, McMahon Associates Review Letter, the April 20, 2022 MCPC Act 247 Review Letter and the April 26, 2022 LTL Waiver Request Recommendation Letter. They also reviewed a Solicitor Letter from Scott C. Denlinger representing Red Hill Borough's review comments. The applicant is seeking a Waiver of Separate Preliminary and Final Approvals from the Township and needs two interpretations from the Board of Supervisors – one that would allow them to provide required parking in reserve and another to determine whether or not an environmental study is necessary. The applicant will add trees to the reserve parking area and plant additional trees along the property line and in the basin. The PC is in agreement with no buffering on the side of the property that borders other industrial uses. The applicant will also provide a turning template for the loading docks.

The Planning Commission, **by motion** of Stefan Laessig and **second** by William Kalb, **voted 5-0** to recommend the Board of Supervisors approve the waivers recommended in the April 26 LTL Recommendation Letter, as well as a request for a waiver of the requirement for separate preliminary and final plan approvals; they did not feel an environmental assessment is necessary and were agreeable to how the applicant planned to satisfy the parking requirements. The applicant's engineer will submit an updated Waiver Request Letter that covers everything they want the Board of Supervisors to consider.

Current Plans Without New Activity

1. Quakertown Road & Route 663 Warehouse Sketch Plan. The Applicant has applied to the ZHB and will submit revised plans after the ZHB decision.
2. **2512 Quakertown Road Proposed Industrial Development:** Lighting continues to be monitored at this location for the existing business. The applicant has resubmitted to the Conservation District and the Component 4A Planning Module was submitted and will be on the June PC Agenda for approval. **Time limit for review extended through July 31, 2022.**
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. The project has been resubmitted to the County Conservation District.
5. **Deerfield Development** – Montgomery Avenue, Action Limit covered by Waiver of Review Time Requirements. This project is in Pennsburg Borough, is the subject of litigation and is on hold.

New Business – For Review and Recommendation

1. **802 Gravel Pike Partners, LLC, ACORN LOFTS Land Development,** 802 Gravel Pike proposed renovation of the existing commercial building into a mixed-use building. Applicant states he is applying to the PA Museum and Historic Commission for inclusion of the building on the State Registry of historic buildings. The current land development application proposes eight residential units on the third floor and warehousing on the first and second floors. This is different from previous discussions. Applicant stated that he does not plan to return later to convert more space for residential use. The plan also proposes improvements to the parking, vehicular circulation, refuse collection, lighting, landscaping, and stormwater conveyance system. This project is a complex project, and the applicant concurrently submitted a request for a Zoning Text Amendment to the Board of Supervisors and Zoning Relief Application to the Zoning Hearing Board. The Planning Commission reviewed the April 26, 2022, LTL Review Letter and the April 28, 2022, McMahon Review Letter. More information needs to be provided by the applicant. The Township Solicitor suggested the applicant meet with him to review the draft ordinance and the relief needed from the ZHB to see if the use variances could be eliminated. The applicant is in favor of this.
2. **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 were listed on the application. Upon review, the Planning Commission questioned whether a dimensional variance is needed because the Applicant confirmed that he is now planning to construct a single car garage instead of the two-car garage that was denied upon zoning review. The square footage of the garage and the height of the garage may now

place it in a different category that has a smaller side yard requirement. The Planning Commission's consensus was to take no exception to the application.

3. **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. By **motion** of William Kalb and **second** by Sharon Bastone, the Planning Commission **voted 5-0 to recommend** the Board of Supervisors vote affirmatively to include these properties in the Township Agricultural Security Area.

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

Quakertown 4 LLC (Quakertown Road & Route 663 Warehouse) ZHB Application. Applicant proposes a 333,296 square foot distribute warehouse with 54 loading docks, 79 trailer parking spaces and a two-story, 12,000 SF office building. Four Variances are requested: more than one principal use, two dimensional variances and encroachment into steep slopes.

Acorn Lofts, 802 Gravel Pike Zoning Hearing Application - This application is currently unscheduled. Due to the reviews of the ordinance and the effect on relief needed, Mrs. Klepfer will wait further instructions before scheduling this hearing.

Monthly Reports

Zoning

1. **Zoning Village Center, Palm, PA Zoning Text Amendment** – The hearing has presently been advertised for May 10, 2022; however, it may be postponed as discussed earlier.
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 reviewed the draft Amendment prepared by the Township Solicitor. Stefan Laessig **moved** to recommend the proposed amendment to the Board of Supervisors for scheduling a public hearing and consideration of adoption. The motion was **seconded by Brandon Reed and approved 4-0.**

Staff Reports

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

Adjournment

The next meeting will be Monday, June 6, 2022, at 7:00 PM.

Mr. Laessig **moved** to adjourn the meeting. Mr. Kalb **seconded** the motion. By **unanimous vote** the meeting adjourned at 9:30 PM.

Respectfully,



Anne W. Klepfer
Recording Secretary