

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 6, 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 May 2, 2022, Meeting Minutes, with one amendment noted. Stefan Laessig **seconded**. The minutes were **approved 5-0**.

Announcements

Chairman Fain announced that the July Planning Commission Meeting will be Wednesday, July 6th at 7 PM due to the Independence Day holiday.

Also, June 15th, 2022, is the last date for submission of plans for review by the Township Engineer and discussion at the July 6, 2022, Regular Meeting.

Old Business

A. Plans Scheduled for discussion

- 1. Wassmer Ventures/Artisan Display, 1239 East 6th Street Land Development Application. Artisan Display, Inc. 1 lot comprising 4.77 acres in Upper Hanover Township and Red Hill Borough.**

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. Preliminary/Final Plans were reviewed along with the Township's Traffic Engineer McMahon Associates June 1, 2022 Review Letter, Township Engineer LTL May 31, 2022 Review Letter, and the Montgomery County Planning Commissions Act 247 Review Letter dated May 20, 2022.

The Planning Commission, **by motion** of William Kalb and **second** by Stefan Laessig, **voted 5-0** to recommend the Board of Supervisors grant Preliminary/Final Plan Approval subject to compliance with the above referenced review letters and the waivers granted by the Board of Supervisors at their May 10, 2022 Meeting.

2. 2512 Quakertown Road – Proposed Industrial Development; Action Time Limit is July 31, 2022.

1. Planning Module Component 4 A – The application is incomplete and action on this was deferred until a future meeting.

B. 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. **802 Gravel Pike Partners, LLC, Acorn Lofts Land Development.**
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.

SALDO New Business – For Review and Recommendation

No New Subdivision and Land Development Applications.

Monthly Reports

A. Zoning - ZHB Applications for Review and Recommendation

1. **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.

The applicant, the applicant's engineering representative, Kestra Kelly, and attorney Bernadette Kearney reviewed an exhibit plan with the Planning Commission that illustrated each of the variances requested. The majority of the Planning Commission's concerns relate to Traffic Generation and the intersections that will be studied as part of the SALDO required traffic study. These concerns will be addressed during the SALDO submission and review process.

Planners did not vote on any recommendations for the Board of Supervisors regarding the Zoning Hearing Application.

2. **Aqua PA Sign Application, Ward Road and Knight Road ZHB Application –** there was no discussion or action by the Planning Commission.
3. **The Loft at Sweetwater, 2554 Geryville Pike, Special Exception & Variance Application –** there was no discussion or action by the Planning Commission.
4. **Christopher Weikel, 1033 Church Road, Dimensional Variance –** there was no discussion or action by the Planning Commission.
5. **Lisa Eglof-Stitt Conditional Use Application for an accessory Structure of greater size than permitted by right.** Mr. and Mrs. Stitt were present and answered questions about their project. The applicant stated that French drains and an absorption area for stormwater will be constructed to address water run-off. The Planning Commission had no concerns and took no action to make recommendations to the Board of Supervisors.

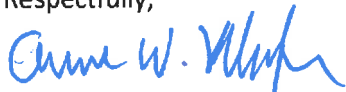
6. **Village Center, Palm PA, Zoning Text Amendment** – A revised Ordinance or decision to go forward with the previous draft reviewed and recommended by the Planning Commission is needed. The applicant is attending The Upper Hanover Authority Meeting to request additional Sewer Capacity before deciding how to proceed.
- B. **Building Permit Report** – was submitted and entered into the record by Mrs. Klepfer.
- C. **Escrow Report** – was reviewed by John Weber and entered into the record.
- D. **Regional Planning Commission Report** – was submitted and entered into the record by William Kalb.

Meeting Reminder & Adjournment

The next meeting will be Wednesday, July 6, 2022, at 7:00 PM.

Mr. Kalb **moved** to adjourn the meeting. Mrs. Bastone **seconded** the motion. By **unanimous vote** the meeting adjourned at 8:05 PM.

Respectfully,



Anne W. Klepfer
Recording Secretary