

Upper Hanover Township Planning Commission

1704 Pillsbury Road, East Greenville, PA 18041

Regular Meeting Minutes

August 1, 2022

I. Call to Order and Pledge of Allegiance to the Flag.

The Regular Meeting of the Upper Hanover Township Planning Commission was called to order at 7:00 PM by Chairman Fain who led the Pledge of Allegiance to the Flag.

II. Roll Call

Present were Chairman Richard Fain, Member Sharon Bastone, Member William Kalb, Member Stefan Laessig and Alternate Member Dale Young who served in Vice-Chairman Brandon Reed's absence. Also present were Township Solicitor Joseph Bresnan, Township Engineer John Weber and Township Manager Anne Klepfer.

III. Citizen Comments Non-Agenda Items

There were no public comments.

IV. Approval of Minutes

Stefan Laessig **moved** to adopt the June 6, 2022, Meeting Minutes. Sharon Bastone **seconded** the motion and the minutes were **approved 5-0**.

V. Announcements

August 17, 2022, is the last day for submission of plans for review by the Township Engineer and discussion at the Wednesday, September 7, 2022, Regular Meeting.

VI. Old Business

A. Plans Scheduled for Discussion

1. **2512 Quakertown Road** – Proposed Industrial Development; Action Time Limit at the time of the Agenda was August 31, 2022; Resubmitted to the Conservation District on 4/8/22 and received notice of completeness 5/18/22.

- a. Planning Module Component 4A. Stefan Laessig **moved** to authorize the signing of Component 4A by Chairman Fain. The motion was **seconded** by William Kalb and **approved 5-0**.
- b. No denial recommendation is needed due to receipt of an extension of the time limitation good through October 31, 2022.

B. Current Plans Without New Township Activity

1. **802 Gravel Pike Partners, LLC. Acorn Lofts Land Development.** Current use Appliance Repair; Proposed use: 1st Floor – 1 unit zoned light industrial warehouse; 2nd floor 1-unit light industrial warehouse; 3rd floor – 8 residential apartments. Waived Time Limitation. **Note:** Township expects next submission to reflect 1 unit of light industrial warehouse and two floors of residential apartments.

2. Quakertown Road & Route 663 Warehouse Sketch Plan, Audubon Land Development Corporation. Time Limit is not applicable. MCPC 247 Review Letter Received 5/20/22.
3. Northgate Commercial Area Sketch Plan; Action Time Limit is not applicable.
4. P&B Partitions Land Development Plan, East Sixth Street. Action Time Limit – Waiver of time limitation received.
5. Deerfield Development – Montgomery Avenue. Action Time Limit – Waiver of time limitation received.

VII. SALDO New Business

- A. East Wind Farm Tract, 947 Layfield Road, four-lot Subdivision Lot Line Adjustment Plan [one in UHT, three in NHT]: Time Limitation Waived.
 1. LTl Review Letter dated 7/29/22. This letter was reviewed by the Planning Commission with Mr. Weber and the applicant’s representative Cynthia Smith of Horizon Engineers.
 2. Waiver Request Letter Dated 7/29/22: William Kalb **moved** to recommend to the Supervisors, Approval of Waiver Requests #1–#6; #7 with the driveway shown on the plan and #9 as a deferral; they did not recommend approval of #8. The motion was **seconded** by Dale Young and **approved 5-0**.

VIII. Planning Business

- A. Regional Planning Commission Draft Text of the proposed Regional Comprehensive Plan Update was reviewed per their request. In order to give Planners more Time to review it individually, Mr. Fain asked that they submit any review comments individually to the MCPC Planner working on it or to Anne Klepfer who can forward them.
- B. Multi Modal Grant Application for funding to pay for the St. Paul’s Church Road Bridge Replacement. The project and application were reviewed by the Upper Hanover Township Planning Commission. They were unanimously in favor of submitting the application, and Mr. Fain is to send a letter supporting the application.

IX. Monthly Reports

- A. Zoning Hearing Board Applications for Review & Recommendations
 1. 642 Gravel Pike Associates, LLC; 642, 644, 648 Gravel Pike Application for a Variance of Section 500-836 of the Zoning Ordinance Prohibiting more than one Principal Use on a property, was administratively withdrawn and continued. The Upper Hanover Township Planning Commission tabled their review until such time as the application is resubmitted.
- B. Building Permit Report – the report was entered into the record.
- C. Escrow Report – the report was entered into the record.
- D. Regional Planning Commission – there was no report this month.

X. Meeting Reminder and Adjournment

- A. The next meeting will be Wednesday, September 7, 2022, at 7:00 PM

B. Adjournment by **motion** of Stefan Laessig, **second** by Dale Young and **unanimously approved** at 8:00 PM.

Respectfully Submitted:



Anne W. Klepfer, Recording Secretary