

Upper Hanover Township Planning Commission

1704 Pillsbury Road, East Greenville, PA 18041

Regular Meeting Minutes

November 2, 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. The Board of Supervisors joined the Planning Commission for this meeting as an advertised Joint Meeting of the Planning Commission and Board of Supervisors.

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. Present for the Board of Supervisors were Chairman Steve Rothenberger, Vice-Chairman Ben Fiorito, Member Dottie Diehl, and Member Mr. Laessig. Absent from the Board of Supervisors was Tim Woodward. Also present were Township Engineer John Weber and Township Manager Anne Klepfer. Solicitor Bresnan was absent.

III. Citizen Comments Non-Agenda Items

There were no public comments.

IV. Special Business

Eric Jarrell of the Montgomery County Planning Commission made a presentation to the Board about the Upper Perkiomen Regional Comprehensive Plan and the updates the Regional Planning Commission has been working on. Mr. Jarrell asked for questions or comments on the entire draft but focused on the Future Land Use section. This part of the plan is created by evaluating the limits of public water and sewers that will direct where future growth occurs. He asked the Planning Commission and Board of Supervisors to review the Public Sewer and Water Area limits for Upper Hanover and to let the County Planning Commission know of any projects that would alter those boundaries.

V. Approval of Minutes

William Kalb **moved** to adopt the August 1, 2022, Meeting Minutes. Stefan Laessig **seconded** the motion, and the minutes were **approved 5-0**.

VI. Announcements

November 14, 2022 is the last day for submission of plans for review by the Township Engineer and discussion at the Monday, December 5, 2022, Regular Meeting.

VII. Old Business

A. Plans Scheduled for Discussion

1. **802 Gravel Pike Partners, LLC. Acorn Lofts Land Development.** Current use Appliance Repair; Proposed use: 1<sup>st</sup> Floor – 1 unit zoned light industrial warehouse; 2<sup>nd</sup> floor and 3<sup>rd</sup> floor – 20 residential apartments. Waived Time Limitation.

Gavin Laboski, legal representative, Cynthia Smith, project engineer and owner Dave Halliday were present to present the revised plan submission and review the LTL and McMahon Review Letters. The Planning Commission and Board of Supervisors were concerned about conflict between the loading area and parking and drive through areas. They were also not in favor of granting a waiver of required parking spaces. Planners asked the applicant to look at extending the row of parking parallel to Route 29 further west to add additional spaces. Due to the required turn-around area there may be further encroachment into the riparian buffer. Additional parking will also further exacerbate the impervious surface limit calculations. The applicant is looking for relief from the definition that counts existing gravel parking areas as pervious making any improvement (paving) count as added impervious surfaces.

Both the Board and the Planning Commission felt strongly that additional parking was needed.

The Applicant will resubmit and return to the PC for consideration of Waivers after the Zoning Hearing scheduled for later this month.

#### **802 Gravel Pike Partners, LLC Acorn Lofts, Zoning Hearing Board Application**

The Planning Commission opted to make no recommendations on the ZHB application, other than to indicate that they are generally in favor of the repurposing of the existing building.

2. **East Wind Farm Tract, 947 Layfield Road – Four-lot Subdivision/Lot line Adjustment** [One lot in Upper Hanover Township] - deferred until a later date per request of Cynthia Smith, Engineering Representative.
3. **P&B Partitions Land Development Plan, East Sixth Street, Final Plan Submission** – no representative present for discussion so discussion was tabled until next month.
4. **Kershner-Weaver Tract Planning Module Component 4A** – Motion by Stefan Laessig to approve and execute; motion **seconded** by Dale Young and **approved 5-0**.

#### B. Current Plans Without New Township Activity

1. **2512 Quakertown Road Warehouse** – Proposed Industrial Development; PennDOT Review Received. No denial recommendation is needed due to receipt of an extension of the time limitation good through January 31, 2023.
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. **Deerfield Development – Montgomery Avenue** – Action Time Limit – Waiver of time limitation received.

VIII. SALDO New Business

A. Kraussdale Road Light Industrial Project Sketch Plan; 2 lot Subdivision and Land Development of Light Industrial Portion (Lot #1).

Stauffer Safety Company is the intended end user of Lot #1. The current sketch is for a proposed 204,930 sf industrial building that includes 10,000 sf of office space and a future addition of approximately 77,625 sf. They want to consolidate their operations in Red Hill into one distribution center/warehouse and office building. They are looking to own not lease. They have 85-90 Office staff currently working 2 days per week on site and about 30 warehouse staff. They expect 8-15 Tractor Trailers per day along with 6 box trucks about 26' long and 1 Fed Ex delivery daily. The plan will be adjusted to be zoning compliant, and they are already working on a plan for sanitary sewers. The biggest challenge is the current truck traffic prohibition on Kraussdale Road. The Planning Commission was also concerned about how the proposed driveways would line up with the proposed exit to the Residences at Upper Hanover Township which will be primarily passenger vehicle traffic. Another item needed for clarification is the proposed height of the building. Applicant representative Kelley McGowan will research these items prior to submitting a preliminary plan.

VIII. Planning Business

- A. Quakertown Road and Route 663 Intersection – In the course of reviewing the 2512 Quakertown Road SALDO application PennDOT is considering installation of a barrier to prevent traffic from turning left onto Route 663. The Board and the Planning Commission understands that the final decision is PennDOT's, but they want Traffic Engineer Sandy Koza to reply that the Township is not in favor of restricting traffic at this intersection and would rather see truck movement restricted from the 2512 Quakertown Road site.
- B. Route 663 and Geryville Pike Traffic Signal Improvements – Ms. Koza reported that the traffic data from 2021 and possibly 2022 support designing the light with an advanced left turning phase for traffic turning left onto Route 663.
- C. Regional Planning Commission Draft Comprehensive Plan – no additional discussion.
- D. Consistency Review and Recommendations were issued by Planning Commission Chairman Richard Fain for a PennDOT Multi Modal Grant Application for funding to pay for the St. Paul's Church Road Bridge Replacement and also the DCNR Grant Application for additional Stream Bank Restoration funds for the Camelot Park Trout Unlimited Project. The Planning Commission favored this action.

IX. Monthly Reports

- A. Zoning Hearing Board Applications for Review & Recommendations – Handled under SALDO Review.
- 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 Monday, December 5, 2022, at 7:00 PM
- B. Adjournment by **motion** Dale Young, **second** by Stefan Laessig and **unanimously approved** at 10:00 PM.

Respectfully Submitted:



Anne W. Klepfer, Recording Secretary