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**UPPER HANOVER TOWNSHIP PLANNING COMMISSION
MEETING AGENDA
Monday, May 2, 2022
7:00 PM**

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

II. Roll Call

- Mr. Fain, Chairman
- Mr. Reed, Vice-Chairman
- Mrs. Bastone
- Mr. Kalb
- Mr. Laessig
- Mr. Young, Alternate

III. Citizen Comments Non-Agenda Items

IV. Approval of Minutes

April 4, 2022, Regular Meeting Minutes

V. Announcements

- A. May 16, 2022 is the last date for submission of plans for review by the Township Engineer and discussion at the June 6, 2022 regular meeting.

VI. Old Business

A. Plans Scheduled for Discussion

- 1. Wassmer Ventures/Artisan Display Preliminary Plan Resubmission: 1239 E. Sixth Street in Upper Hanover Township and Red Hill Borough: **Time Limitation, Extension Provided.**

B. Current Plans Without New Township Activity

- 1. Quakertown Road & Route 663 Warehouse Sketch Plan, Audubon Land Development Corporation. Time Limit – **Not Applicable.**

2. Proposed Industrial Development, 2512 Quakertown Road; Action Time Limit: **July 31, 2022 (updated 3/30/22)** – No new submissions; lighting continues to be monitored for code enforcement. Resubmitted to Conservation District 4/18/22.
3. Northgate Commercial Area Sketch Plan, Action Time Limit: Not Applicable
4. P&B Partitions Land Development Plan, East Sixth Street, Action Time Limit: Waiver of Review Time Requirements
5. Deerfield Development – Montgomery Avenue, Action Time Limit: Waiver of Review Time Requirements

VII. New Business

A. **For Review and/or Recommendation**

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 zoned light industrial warehouse; 3rd floor – 8 residential apartments
2. **James and Melissa Dontonville Zoning Hearing Application** for conversion of the attached garage into an in-law suite and to relocate a prefabricated detached garage on an R1 residential property. Second Use & Dimensional Setback Variance **May 19, 2022, Hearing Date.**
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. **May 10, 2022 Hearing Date.**

B. **New In the Door – For Review at June Meeting**

1. **Quakertown Road & Route 663 Warehouse Zoning Hearing Application.** **June 15, 2022, Hearing Date.**

VIII. Monthly Reports

A. **Zoning**

1. Village Centre, Palm, PA, Zoning Text Amendment – **Hearing will be May 10, 2022.**
2. Residences at Upper Hanover, Audubon Land Development, Age Restricted Residential Overlay District – **Hearing will be May 10, 2022.**
3. Draft Zoning Ordinance Amendment – Roof Top Solar Panel standards.

IX. Building Permit Report and Escrow Report

X. Regional Planning Commission Report – William Kalb

Draft date: 4/27/2022

XI. Meeting Reminder & Adjournment

- A. **Next Meeting is Monday, June 6, 2022, at 7:00 PM**
- B. **Adjournment**