



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **FEBRUARY 17, 2026**

#### **I. CALL TO ORDER**

The meeting was called to order by Ms. Miller at 7:02pm. Other members present were Mr. Guttenplan, Mr. Allen (arrival at 7:11pm), Mr. White and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

#### **II. MINUTES**

- a. A motion by Mr. McGowan, seconded by Mr. Guttenplan to approve the minutes from December 16, 2025. The motion was approved unanimously (no vote cast by Mr. Allen).
- b. A motion by Mr. McGowan, seconded by Mr. Guttenplan to approve the minutes from January 20, 2026. The motion was approved unanimously (no vote cast by Mr. Allen).

#### **III. SUBDIVISION & LAND DEVELOPMENTS**

- a. (P25-04), St. Maria Goretti Parish, 1601 Derstine Road, Land Development, Zoned ER/RA-1.

The applicant is represented by Corey Wilson, site engineer from Gilmore & Associates and Sandra Szabo from Boyle Construction. Mr. Wilson gives site overview of existing features and revised proposal. Mr. Wilson adds the recent zoning approval granted by Hatfield Township. Further elaboration by the applicant regarding the underground stormwater management system. Applicant notes coordination has been successful with HTMA and PP&L for utilities.

Mr. Wilson overviews Bryan McAdam's most recent review letter specifically mentioning all comments are "will comply". Six waivers have been requested by the applicant. Discussion turns to the waiver for sidewalk on frontage of the property.

Mr. McAdam gives overview between the differences from the first proposal and the revised set of plans presented at the meeting as well as the waivers being requested. Mr. McGowan inquires if the sidewalks are a waiver or deferral? Mr. Wilson states they are requesting a deferral, to a subsequent project on the property. Mr. Guttenplan requests a timeline for the subsequent project, noting if no specific timeline can be established it would be appropriate for a fee-in-lieu. Ms. Miller concurs that a fee-in-lieu would be suitable at this time.

A motion by Mr. Guttenplan and seconded by Mr. Allen were to accept the plans with will comply comments from consultants including waivers with the exception of the sidewalks which would be a fee-in-lieu. The motion is approved unanimously.

- b. (P25-08) Clemens Project Legacy, 2700 Clemens Road, Land Development, Zoned LI-Light Industrial.

The applicant is represented by engineer, Matt Patterson from Kimley Horn. Mr. Patterson provides an overview of the site and the historical perspective from previous approved phases of the project area. Further detailing the existing above ground stormwater management system detention facility as it was designed for future expansion. Mr. Patterson and Mr. McAdam discuss the current NPDES permit for the property as it relates to this project and impervious coverage.

Mr. Patterson addresses the township consultant review letters and “will comply” to all comments noted within. Four waivers are being requested. Mr. McAdam details each waiver from the applicant’s correspondence on February 16, 2026. Mr. McAdam notes the landscaping plan and how no waiver is required due to it being previously addressed in other phases of the project. Mr. McGowan inquires about the need to waive partial curbing. Mr. McAdam notes why this is appropriate as it benefits the on-site stormwater management. Further discussion with the applicant regarding operations inside the facility and potential for additional employees as it would relate to increased traffic. The applicant notes it would be shuffling existing employees and likely not adding more employees to the site.

A motion by Mr. Allen and seconded by Mr. McGowan were to accept the plans with will comply comments from consultants including waivers. The motion is approved unanimously.

#### **IV. OTHER BUSINESS**

- a. N/A

#### **V. ADJOURNMENT**

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Allen. The meeting was adjourned at 7:53 pm.