

PLANNING COMMISSION

May 2, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

- (X) Kenneth V. Farrall, Chair
- () Larry Burns, Vice Chair
- (X) John Kroesser
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

The record shows that four members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the May 2, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve the Agenda of May 2, 2022 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the February 28, 2022 Planning Commission Meeting.

Motion: A motion was made by Larry Stevens to Approve the February 28, 2022 Meeting Minutes. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

3. Alliance Housing Development, LLC: Laudenslager School Apartments 200 N. Main Street:

Joe Clement represented Alliance Housing Development and wanted to present to the Planning Commission a plan that they are proposing to develop at 200 N Main Street in Hatfield. They are planning to renovate the Old School building into 38 units. Most of the property sits in Hatfield Township but there is a parking lot and some of the old school building that sits in Hatfield Borough. Mr. Clements stated that he was there tonight to introduce the plans to the Planning Commission for to ask for their support with the project. The units will be age and income-restricted. The Borough will service the old school building with the electric and sewer service.

4. Prestige Property Partners, LLC: Bennetts Court Land Development Update

Kris Reiss explained that there is a total of 2.7 acres total which they would like to subdivide into 18 townhome units. For the most part, now much has changed since the last plan proposal. The progress that was made is the NPDES Permit was obtained and following up on some of the open items. Mr. Reiss explained that they submitted a waiver request letter for 13 items. The corner property was purchased by Prestige which will allow for a sidewalk easement which they also can look at widening the cartway if needed. Tonight's purpose is to follow up with Borough with the changes that were made and then submit a formal resubmission to move this forward. The two additional waivers that were requested in the most recent letter was a waiver from providing 4:1 slope in the stormwater basin (SALDO Section 428.1.F Section 107.6). The second waiver was for providing emergency access when required by Council (SALDO Section 408.4). President Farrall stated that the board's recommendation would be to consider additional parking either at the end of the cul-de-sac, between units 6 and 7 and, anywhere else that an extra spot would be able to fit. The Planning Commission is ok with the road width at 24 feet cartway, and request they satisfy the rest of the comments from the Fire Marshall, Planning Commission would recommend approval of the waivers, and explore any additional parking spaces.

5. Old Business:

A. Edinburgh Square Update

Manager Snyder explained that they are currently working on the sewer connection for lot 1 and 4, E&S Controls and the stormwater trench along lot 1. After the trench is done they will install the fence.

B. 43 Roosevelt Update

Manager Snyder updated the commission that they have cleared up their escrow accounts and moving forward with a developer's agreement with our solicitor and engineer. The plans were approved there are just some clean-up items they are working on with the engineer.

C. Ordinance No, 545 Outdoor Dining Core Commercial District

Manager Snyder informed the commission that Ordinance 545 was passed by Council.

6. New Business:

A. Conditional Use Hearing Hattricks Sports Bar and Grill 64. E. Lincoln Ave

Hattricks will go in front of Council and ask for the use of their outdoor bar as well as outdoor entertainment. President Farrall stated that the planning commission is in favor of Hattricks Sports Bar Conditional Use Application.

B. Conditional Use Hearing 390 W. Vine Street

Manager Snyder stated that this Conditional Use Hearing was advertised and will be at the May 18, 2022 Borough Council Meeting. The applicant would like to construct a garage that is larger and taller than what is permitted and is seeking relief from that. President Farrall stated that his only concern is if he would run a business out of this garage.

7. Action Items: None

8. Next Meeting Monday, June 6, 2022 7:00PM

9. Motion to Adjourn

Motion:

A motion was made by John Kroesser to adjourn the May 2, 2022 Planning Commission Meeting. The Motion seconded by Kenneth Farrall and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager