



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

SEPTEMBER 17, 2025

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 6:55pm. Other members present were Mr. Allen, and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Allen and seconded by Mr. McGowan, the minutes of July 15, 2025 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P25-04), St. Maria Goretti Parish, 1601 Derstine Road, Land Development, Zoned ER/RA1.

Mr. McAdam states the review letter for this proposal is being completed. Further discussion revolves around waivers being requested by the applicant. Additionally, parking requirements and the removal of allotted spaces with a larger building being constructed. Questions directed to the applicant about the existing school building and services still being provided from that structure.

Ms. Miller discusses sidewalks around the property along Derstine and Cowpath Roads. Mr. Allen inquires about discussions held with HTMA given the increased activity on the property. The applicant's engineer, Corey Wilson states the capacity from HTMA isn't scheduled to change, given the previous facility was a convent with office space.

Mr. McGowan questions the timeline for construction. The applicant believes it should be completed in 2028. Further, Mr. McGowan discusses the staging area for construction and the impact on traffic flow. The applicant confirms staging and phasing for construction is currently in discussion but nothing has been decided. Mr. McAdam notes his review letter has a comment about the construction phase.

No action was taken for this application.

- b. (P25-03), Kerr Farm Family – Phase 2, 2544 Trewigtown Road, Land Development/Subdivision, Zoned RA-1 Residential.

The applicant, William Kerr is representing himself during this presentation. Mr. Kerr provides an overview of the proposal and history of the property. Confirms that the applicant still desires to grow Christmas trees on portions of the property while still physically able.

Road widening was discussed, as noted in Mr. McAdam's review letter. The applicant is seeking a waiver for such. Curbs and sidewalk discussed, applicant also seeking a waiver for this. Additional landscaping waiver is being requested based on what is currently deemed as existing healthy trees on the property.

Mr. McAdam clarifies he is not opposed to the widening and curbing waivers due to the necessity of such. Confirms he sees procedural issues with the applicant's timeline and phasing of project and the need for stormwater management improvements being installed, as those improvements cross the entire project area.

Mr. Kerr states Lots 1 & 2 could be phase 1 with the basin being installed at that time of development. Mr. McGowan inquires if basins could be installed on both sides of the project space. Mr. McAdam confirms that is not possible due to runoff issues. Mr. Allen questions how this project could be completed in phases without complicating or impacting those existing structures and homes. Mr. McGowan asks if sidewalks exist on the development side of the street, Mr. Kerr confirms none exist at this time.

No action was taken on this application.

- c. (P25-05), Crystal Metalworks, 3275 Penn Ave, Land Development, Zoned LI-Light Industrial.

The applicant is represented by engineer, Andy Schlosser. Mr. Schlosser provides an overview of the project, discusses recent PennDOT work at the closest intersection and businesses needs stemming from the application being submitted. The driveway into the property is being configured to deal with the PennDOT work. Confirms that personnel needs will not change with the move from another facility. Furthermore, the applicant will tabulate parking allowances on the revised submission. Waiver discussions held, lighting on the property being a focal point. Mr. Allen inquires about the volume of trucks entering and exiting the property on a daily basis. Property owner, Brian Rush explains the volume varies but typically 3-7 tractor trailers per day.

No action was taken on this application.

IV. OTHER BUSINESS

n/a

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. McGowan. The meeting was adjourned at 8:19 pm.