



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

NOVEMBER 18, 2025

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:01pm. Other members present were Mr. Guttenplan, Mr. Allen, Mr. White 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 September 16, 2025 were approved as submitted. Mr. Guttenplan and Mr. White abstained due to not being present at the September meeting.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P24-08), Sheetz, 1100 Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant is represented by Nate Fox, Steve McBready and Eric Mountz. Mr. McBready reviews existing features and overview of the site, further discusses modifications to the main driveway. Proposal reduces impervious coverage by 20-30%, installation of turning lane and sidewalks.

Mr. Guttenplan discusses landscaping and parking for the north side of the property. Mr. Allen reviews the intersection of Line Lexington Road & Bethlehem Pike. Mr. Mountz confirms a turn around heading NB on Line Lexington from Bethlehem Pike. Mr. Mountz further discusses proposal of all roadway revisions, widening and turn lanes.

Mr. McBready reviews waiver letter submitted on November 18, 2025. Mr. McAdam further notes the parking waiver submitted, township concerns with possible mountable curb in areas of the site.

Resident Comment, Dean Minninger, property owner of 1202 Bethlehem pike questions how far road widening will go NB on Bethlehem Pike. Applicant proposes meeting with property owner in the coming weeks to discuss further on site.

No action was taken for this application.

- b. (P25-01), Bukh Capital Group, 1295 Cabin Road, Land Development, Zoned RA-1 Residential.

The applicant was represented by Nate Fox, Eugene Bukh and Adam Prince. Mr. Prince overviews the revised plans, notably the stormwater discharge location to limit grading on the property, underdrain of basin, landscaping plan, soil infiltration testing and hydrogeological study completed that confirmed no impact to existing wells in area. Further discussion around truck turning templates for the cul-de-sac, HOA responsibilities for proposed basin and the ownership of the road. Mr. Prince states the basin is slightly over 3 ft. in depth.

Mr. Allen discusses Waiver No. 9 on the most recent submission, noting written approval by adjacent property owner for discharge of stormwater, furthermore that no written approval has been received. Mr. Fox notes that the applicant is happy to provide notification to the owner but disagrees with the ordinance and the delegation to discharge to one property owner. Mr. Fox further states the proposal has a reduction in stormwater leaving the property.

Ms. Miller takes issue with the timing of the revised waiver letter, as it was received the day of the planning commission meeting. Mr. McAdam reviews the changes from the previous waiver letter issued to the township and how plans have changed with regards to stormwater management.

Based on the most recent revised plans and waiver letter, in addition to townships consultants review letters received, Mr. Guttenplan makes a motion for denial, seconded by Mr. Allen. The project is denied with a unanimous vote.

IV. OTHER BUSINESS

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 8:08 pm.