



# **HATFIELD TOWNSHIP PLANNING COMMISSION**

## **MEETING MINUTES**

### **DECEMBER 16, 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, and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

#### **II. MINUTES**

- a. Upon motion by Mr. Guttenplan and seconded by Mr. Allen, the minutes of November 17, 2025 were approved as submitted.

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

- a. (P24-04), Mikelen, LLC, 2748 Cowpath Road, Land Development Zoned RA-1 Residential.

The applicant is represented Mike Clement and Rob Jordan. Mr. Clement reviews waivers being requested, additional waiver regarding cul-de-sac length. Mr. McAdam discusses how the distance of the cul-de-sac is determined. Mr. Guttenplan further discusses PennDOT's determination of township roads and liquid fuels funds.

Mr. Jordan reviews the revised plans and how the revisions include the detention basin and those changes necessary to comply with NPDES standards. Mr. Allen notes basin functioning on the site and how additional runoff is collected.

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

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

- a. (P25-07) Snyder Square Car Wash, 1510 Cowpath Road, Land Development, Zoned SC-Shopping Center. – The plans were accepted for review by consultants.

- b. (P25-08) Clemens Project Legacy, 2700 Clemens Road, Zoned LI-Light Industrial. – The plans were accepted for review by consultants.

**V. ADJOURNMENT**

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Allen. The meeting was adjourned at 7:36 pm.