HATFIELD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JANUARY 20, 2026

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:06pm. Other members present were Mr. Guttenplan, Mr. Allen, Mr. White and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

II. REORGANIZATION

a. A motion by Mr. Allen, seconded by Mr. McGowan to appoint Ms. Miller as chair. The motion was approved unanimously.

b. A motion by Ms. Miller and seconded by Mr. Allen to appoint Mr. Guttenplan as vice chair. The motion was approved unanimously.

c. A motion by Ms. Miller and seconded by Mr. McGowan to appoint Mr. Allen as secretary. The motion was approved unanimously.

III. SUBDIVISION & LAND DEVELOPMENTS

a. (P25-02), Hatfield Village Amenity, 2058 Maple Avenue, Land Development, Zoned GA-Garden Apartments.

The applicant is represented by Neal Hammerschlag and Darrell Campana. Mr. Hammerschlag reviews existing conditions of site and provides overview of revised plan submission and waivers being requested. Mr. Allen inquires if facility will only be open to residents of Hatfield Village, Mr. Hammerschlag confirms that is correct. Mr. McAdam reviews landscaping waiver, discussion evolves into applicants conversations with Kim Flanders from ARRO Consulting about specifics to landscaping. Mr. McAdam confirms an updated waiver letter is required.

Ms. Miller asks Mr. McAdam that outside of landscaping, is his office comfortable with the plans as submitted. Mr. McAdam confirms he is comfortable with waivers and will comply comments.

Mr. McGowan discusses the difference between 3:1 to 4:1 basin slope. Mr. McAdam details the stormwater management on site. Mr. Guttenplan notes the potential need for a fence around the basin, due to safety concerns. Mr. Campana states there is currently no fence on the plan but the applicant has no problem with

adding for future submission. Mr. Hammerschlag discusses the potential fence, possibly split rail and what is acceptable. Mr. Guttenplan confirms his desire to see something more restrictive but states that the applicant can coordinate with staff to lock in those details.

A motion by Mr. Guttenplan and seconded by Mr. Allen were to accept the plans with waivers and will comply comments from consultants. Additionally, conditioned upon a fence being installed around the basin. The motion carried unanimously.

b.   (P25-07) Snyder Square Car Wash, 1510 Cowpath Road, Land Development, Zoned SC-Shopping Center.

The applicant is represented by engineer, Jeff Beaven, traffic engineer Pete Spizzak and Robert Hill. Mr. Beaven reviews prior zoning approval on site and proposed hours of operation for the facility. Mr. Beaven further reviews plan details, traffic flow being managed on site and parking spaces being allotted for employees.

Mr. Guttenplan inquires if a small office will be on site, the applicant confirms. Mr. Guttenplan further notes the lack of a traffic study within the submitted. Mr. Spizzack notes there is no study completed and is coordinating with PennDOT to see if one is required for this project. Ms. Miller raises concerns about traffic flow and the proximity to the gas pumps in the shopping center.

Mr. McGowan discusses stacking with cars waiting in line and how many can fill the que. The applicant refers Mr. McGowan to the vehicle stacking exhibit.

Mr. Hill confirms the GIANT food store has reviewed and approved the plans, as they are the anchor store in the shopping center. Mr. White inquires how many lanes will exist with the car wash, the applicant confirms a single lane.

Mr. Allen notes that he does not recall any plan being approved without a traffic study being completed, while Ms. Miller notes that Anton Kuhner from Bowman Consulting has requested a study. Mr. Spizzack confirms he will coordinate with Mr. Kuhner and PennDOT.

No action was taken for this proposal.

IV.   OTHER BUSINESS

a.   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 8:21 pm.