



HATFIELD TOWNSHIP PLANNING COMMISSION MEETING MINUTES JULY 21, 2026

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:00pm. Other members present were Mr. Allen, Mr. White and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

- a. A motion by Mr. White, seconded by Mr. McGowan to approve the minutes from April 21, 2026. The motion was approved unanimously.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P26-02), Laudenslager Senior Apartments, 200 N. Main Street, Land Development, Zoned B-Residential.

The applicant is represented Jacob Tackett, Bill Brown, Fon Wong and Greg Adelman. Mr. Tackett reviews current site conditions, proposed site work and elaborates on previous zoning approval. Further discussion around the project being multi-family senior living apartments. The project will be in two phases; phase one will be for the building facing Cowpath Road. There are two proposed stormwater management facilities on site and two waivers being requested at this time; stormwater basin grading and landscaping. Mr. McAdam inquires about a traffic impact study being completed, Mr. Tackett confirms so and will distribute for review.

Mr. Allen discusses any impact to the current baseball fields on the property. Mr. Tackett acknowledges they will remain. Mr. McGowan reviews the driveway configuration on the proposed plan and the emergency access having a physical barrier. Mr. Tackett discuss previous zoning approval by Hatfield Borough and the driveway remaining as a part of that approval process. Mr. McGowan asks if phase two (two new buildings constructed) will be assisted living. Mr. Tackett confirms the site will offer no assisted living. Mr. Allen reviews stormwater management on the property with the applicant confirming they will comply with all ordinances and standards to manage.

Ms. Miller discusses the number of units for each building and how parking could be impacted. Mr. Tackett confirms 38-units per building and previous zoning approval granted a lower number of parking spaces. Ms. Miller notes the impact on

traffic onto Cowpath Road, as she believes the subject area has existing issues with traffic volume. Mr. Adelman states the applicant will revise the plans and return to the planning commission to discuss traffic impacts. Mr. Adelman additionally confirms more traffic counts can be conducted to alleviate concerns. Mr. McGowan further discusses parking availability, as it relates to staffing the facility. Mr. Brown notes he is unsure about total staffing at this time but could be roughly ten persons.

Ms. Wong reviews the architecture design from an exterior and interior standpoint. Noting how the three-story structure will be as energy efficient as possible. In response to Mr. Allen's comment about a sprinkler system, Ms. Wong confirms it will be required. Mr. McGowan discusses how the applicant arrived at the number of ADA compliant units. Ms. Wong notes there are federal standards that must be complied with. Ms. Miller inquires if backup generators will be on site. Mr. Adelman explains not in the original scope but will revisit.

No motion was taken for this project.

IV. OTHER BUSINESS

- a. 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 7:53 pm.