HATFIELD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
AUGUST 18, 2026

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:01pm. Other members present were Mr. Allen, Mr. White, Mr. Guttenplan and Mr. McGowan. Staff was represented by Mr. Hutt and Mr. McAdam.

II. MINUTES

a. A motion by Mr. Allen, seconded by Mr. McGowan to approve the minutes from July 21, 2026. Mr. Guttenplan abstained from the vote. The motion was approved unanimously.

III. SUBDIVISION & LAND DEVELOPMENTS

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

The applicant is represented attorney, Nate Fox, civil engineer, Steve McBreaty and traffic engineer, Eric Mountz. Mr. Fox overviews the proposed site and revisions made to the plan based upon the lot line adjustment by acquiring property from the adjacent owner. Mr. McAdam notes the applicant has addressed all PennDOT improvements with the recent property acquisition.

Mr. McBreaty discusses revisions to the drive-thru aspect of the site. Notably, the window is pickup only, no orders will be placed on site as initially proposed. Mr. Mountz details further that Sheetz has revised its entire drive-thru order pickup system and this presentation is now the standard for the franchise.

Mr. Fox reviews the reduction in impervious coverage and the enhanced stormwater management system.

Mr. Allen discusses traffic concerns on the site with route 309 being the main corridor and what he views as existing over congestion on the roadway. Mr. McAdam reviews waivers requested in the most recent ARRO review letter. Mr. Guttenplan inquires about any landscaping waivers as these are common practice with most applications. Mr. McBreaty states no landscaping waivers are requested as the applicant is able to comply with the removal of impervious coverage.

Mr. Mountz details the PennDOT HOP process, noting only administrative items are left to address. Further discussion revolves around other approaches to the intersection with signal upgrades, timing and phasing adjustments and striping

changes. Mr. McGowan inquires about EV charging stations on the property. Nate Fox replies the applicant reviews the need for EV stations after the store is operational.

A motion by Mr. Guttenplan and seconded by Mr. Allen were to accept the plans with waivers as requested. The motion is approved unanimously.

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 7:52 pm.