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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 19, 2025

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #25-0137-001
Proposal Name: Hatfield Village Pool & Clubhouse
(1 lot/10,682 sq. ft. comprising 3.25 acres)
Situate: Maple Avenue (north)/Vine Street (west)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced land development plan in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 9, 2025. We forward this letter as a report of our review.

BACKGROUND

The Montgomery County Planning Commission (MCPC) has received a set of plans for review, outlining proposed improvements to a 70.05-acre GA Garden Apartment District property (County Parcel ID 35-00-06454-00-9) on Maple Avenue, west of East Vine Street in Hatfield Township. According to the submitted application, Hatfield Village, the applicant, plans to build two one-story buildings on the site, identified on the plans as a 7,640-square foot community building and a 3,042-square foot shop. Ancillary improvements include a proposed 3,300-square foot beach entry pool, a new sunning area, a 1,650-square foot amenity and seating area, a cart charging area, a 2,600-square foot tot lot, a basketball court, a 2,577-square foot rain garden, and a 5,473-square foot bioretention basin. Additionally, off-street parking will be expanded on the parcel to accommodate 55 vehicles.

Regarding utilities, the subject tract is supplied by public sewer and water services.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The plan is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

ZONING ORDINANCE COMPLIANCE

A . FP Floodplain Conservation District (*§282-163*). An area of floodplain appears to be depicted on the submitted plan. Our office recommends that the township engineer be consulted to verify that this floodplain area is accurately and properly delineated. Additionally, the plan should comply with all applicable requirements in Article XXII of the Zoning Ordinance.

B. Required Off-Street Parking Facilities (*§282-186.B*). It is unclear how the plan complies with municipal regulations governing off-street parking. The applicant's engineer should discuss with municipal officials how the plan adheres to the requirements outlined in §282-85 and §282-186.B of the Zoning Ordinance, which state that *"for any permitted use other than residential . . . parking facilities shall be provided in accordance with Article XXIV, Off-Street Parking and Loading."*

DESIGN ISSUES

A. Off-Street Loading. It seems that the plan does not designate any area for off-street loading. The applicant should clarify how activities like deliveries will take place without disrupting parking or vehicle flow.

B. Trash Refuse Area. The plan appears to lack details regarding waste storage areas. The applicant should consult with municipal officials to clarify how trash storage and removal will be managed.

C. Parking Space Delineation. According to the parking table shown on the plan, 57 parking spaces are proposed. Based on our observations, 55 parking spaces are designated. It is recommended that the plan be reviewed to verify the number of spaces proposed.

MISCELLANEOUS

A. Assignment of MCPC Number. When an application is submitted to the County for review, a staff member must assign a unique nine-digit identifier to the plan, known as an MCPC number. Therefore, we inform you that "25-0137-001" has been reserved for this submission. To streamline the plan recording process, any plans brought to this office for recording should always include the MCPC number on the relevant sheets in the area

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 - kevin.chavous@montgomerycountypa.gov

c: Darrell Campana, PE, Eustace Engineering, Applicant's Engineer
Aaron Bibro, Township Manager

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan

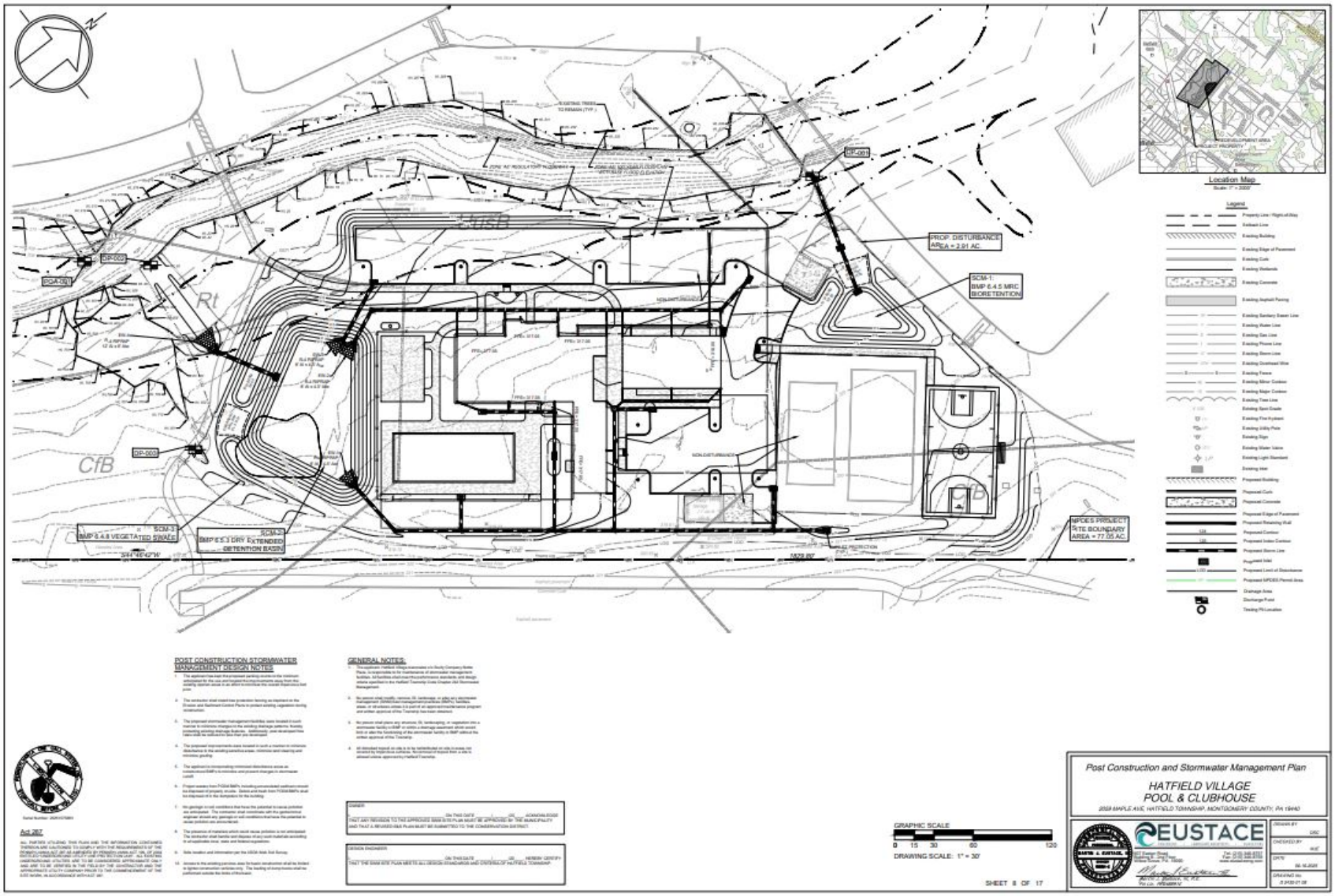


Hatfield Village Pool and Clubhouse
MCPC#250137001

Montgomery County Planning Commission

0 200 400 800 Feet

N


Location Map
PROP. DISTURBANCE AREA = 2.91 AC.
SCM-1: BMP 6.4.5 MRC BIORETENTION
SCM-2: BMP 6.5.3 DRY EXTENDED DETENTION BASIN
SCM-3: BMP 6.4.8 VEGETATED SWALE
NPDES PROJECT SITE BOUNDARY AREA = 77.05 AC.
OP-001
OP-002
OP-003
POA-001
CfB
Rt
GRAPHIC SCALE
0 15 30 60 120
DRAWING SCALE: 1" = 30'
SHEET 8 OF 17
Post Construction and Stormwater Management Plan
HATFIELD VILLAGE
POOL & CLUBHOUSE
EUSTACE