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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 23, 2025

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

Re: MCPC #25-0208-001
Plan Name: Sheetz - Bethlehem Pike
(1 lot comprising 4.38 acres)
Situate: Bethlehem Pike (west)/Old Bethlehem Pike (north)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 1, 2025. We forward this letter as a report of our review.

BACKGROUND

The plan proposes redeveloping the property at 1100 Bethlehem Pike in Hatfield Township, identified as County Parcel ID 35-00-00493-00-3. This 4.38-acre parcel at the intersection of Bethlehem Pike and Old Bethlehem Pike will be transformed into a new Sheetz Convenience Store with fuel service and drive-thru. The project features a 6,139-square-foot convenience store building approximately 26 feet tall, along with an 8-pump fuel canopy at the site frontage. Key elements include a drive-thru pickup lane, new sidewalks, curb islands, traffic signage, a masonry trash enclosure, and a bio-retention basin for stormwater management. Forty-three parking spaces are planned, including ADA and van-accessible spots, arranged around the store and fuel canopy.

The site connects to public water and sanitary sewer systems, with building sewer laterals and utility entrances to be coordinated with the architectural and utility plans.

Quattro Development, LLC, the applicant, is requesting four waivers from Hatfield Township's Subdivision and Land Development Ordinance for the proposed convenience store with a drive-thru. First, a waiver under §250-9 is sought to permit submission of a combined Preliminary/Final Plan rather than separate stages. Second, relief from §250-40.D is requested, which mandates a minimum 15-foot setback between parking areas and buildings; the applicant notes that planned outdoor areas and bollard protection ensure safe pedestrian circulation despite the reduced distance. Third, a waiver from §250-40.H is proposed, requiring a minimum 5-foot curvature on curb lines; two smaller-radius parking islands are suggested to maximize parking while maintaining row protection. Lastly, a waiver from §250-40.T is requested to allow two striped parking islands rather than fully curbed ones, enhancing visibility and circulation on the northern side of the site.

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*.

This submission supports the following specific Montco 2040 goals:

Encourage development and transformative investment where infrastructure already exists.

The subject tract is located within a designated growth area, as outlined in the comprehensive plan. Future development and improvements should be concentrated in appropriate locations within these growth regions.

RECOMMENDATION

The Montgomery County Planning Commission (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

DESIGN ISSUES

A. Old Bethlehem Pike Access. The plan includes an access point along the property's frontage on Old Bethlehem Pike, which does not offer a full connection to Bethlehem Pike. The township should consider or evaluate what, if any, improvements, including regulatory signage, should be made to Old Bethlehem Pike to ensure safe ingress and egress at this location.

B. Drive-Thru Stacking Lane Configuration. It seems that, according to the plan, the proposed drive-thru stacking lane is divided by an access drive. While we recognize that this is a standard layout for the convenience store chain, we still recommend that the township engineer verify that the layout shown on the plan meets municipal requirements.

C. Parking Requirements/Needs. To help reduce the impact of land development from excessive parking and impervious surfaces, MCPC recommends aligning parking capacity with the minimum requirements of local zoning. The current plan includes 43 permanent parking spaces, while the Hatfield Zoning Ordinance only requires 33. We suggest the applicant provide the township with a clear explanation for the additional spaces. Based on that review, some adjustments to the plan might be necessary.

MISCELLANEOUS

A. Assignment of MCPC Number. When an application is submitted to the county for review, staff assign a unique nine-digit MCPC number to the plan. Please note that "25-0208-001" has been reserved for this submission. To make the recording process more efficient, all plans presented for recording at this office should include the MCPC number on the appropriate sheets in the area designated for the agency's seal.

CONCLUSION

We reiterate that MCPC generally supports this application; however, we recommend 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 II
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c: Quattro Development, LLC, Applicant
Landcore, Applicant's Engineer
Aaron Bibro, Township Manager, Hatfield Township

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



Sheetz - Bethlehem Pike
MCPC#250208001

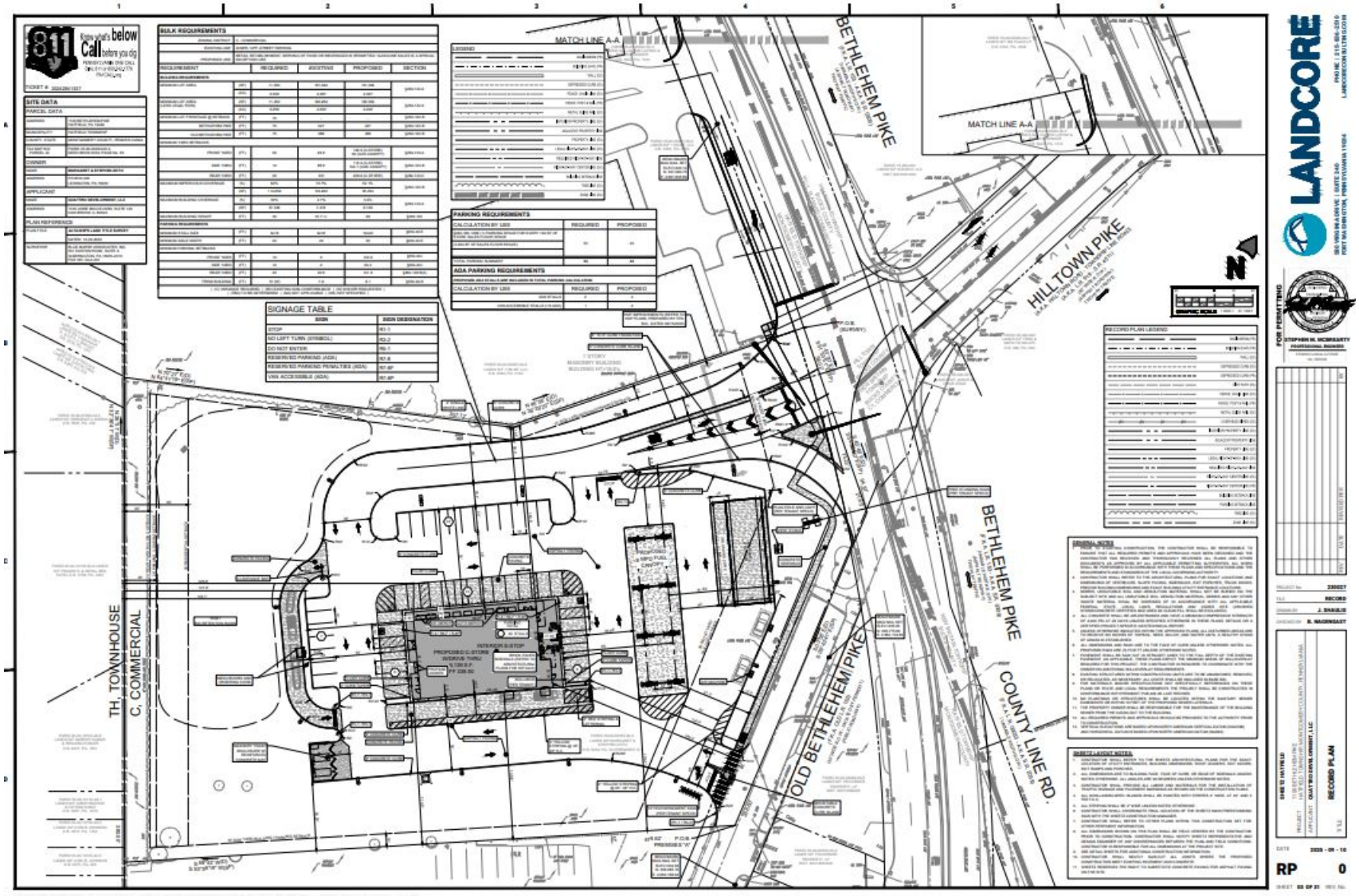
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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