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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 18, 2025

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

Re: MCPC #25-0138-001
Proposal Name: Crystal Metalworks
(1 lot comprising 6.80 acres)
Situate: East Township Line Road (east)/Souderton Hatfield Pike (south)
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 10, 2025. We forward this letter as a report of our review.

BACKGROUND

Our office has received a set of plans for review, showing planned improvements on a 6.80-acre LI Light Industrial District property (County Parcel ID 35-00-06454-00-9) located on East Township Line Road, south of Souderton Hatfield Pike in Hatfield Township. According to the submitted application, Crystal Metalworks, the applicant, intends to construct a 17,016-square foot and a 7,455-square foot building addition on the property.

The site is served by public sewer and public water facilities.

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*.

The Future Land Use Component of Montco 2040 states that the applicant's property is situated in a Business Area. According to the Comprehensive Plan, Business Areas are defined as zones with employment-focused land uses, such as offices, research facilities, and industrial parks. Moreover, development should be planned to handle substantial automobile and truck traffic, enable employees to walk easily to public transportation, and minimize the potential impacts of noise, light, and pollution on nearby homes.

This submission supports the following specific Montco 2040 goals:

- Encourage development and transformative investment where infrastructure already exists.

The subject tract is situated within a designated growth area, as outlined in the Comprehensive Plan. Future development and improvements should be focused in suitable 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

ZONING ORDINANCE COMPLIANCE

A. Required Off-Street Parking Facilities (*§282-186.B*)

The Land Development Plan details various additions to an existing building on the property. Additionally, the off-street parking facilities on the site will be expanded to accommodate trucks, trailers, and cars. Based on the information provided in this submission, it is unclear how the plan complies with municipal parking requirements. The proposed use listed on the plan is “warehouse,” for which there appears to be no parking standard listed in the Zoning Ordinance. Accordingly, our office cites §282-186.B.(14) of the Zoning Ordinance, which states that “for... uses not specifically named above, the Zoning Officer shall have sole discretion as to the category most nearly equivalent to the proposed use and the determination of the additional spaces that may be required over and above that category.” Furthermore, “the Zoning Officer shall be guided by the "Parking Generation Handbook," as published by the Institute of Transportation Engineers.” Municipal officials should assess whether expanded parking on the parcel meets requirements and aligns with township regulations.

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 "25-0138-001" 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 designated for the agency's seal.

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: Andrew Schlosser, P.E., Schlosser & Clauss Consulting Engineers, Inc., Applicant's Engineer
Aaron Bibro, Township Manager

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

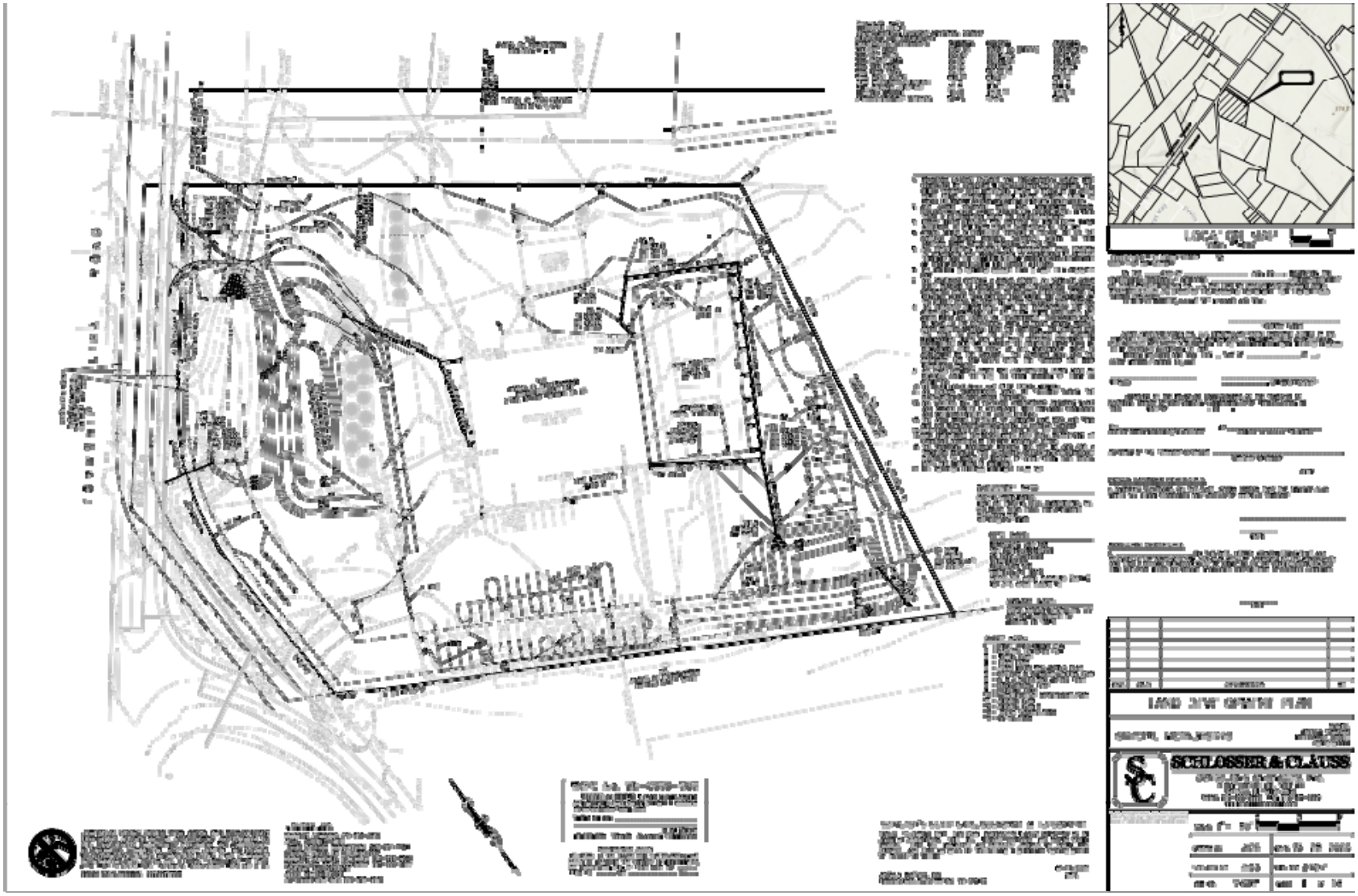


Crystal Metalworks
MCPC#250138001

Montgomery County Planning Commission

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SCHLOSSER & CLAUSS