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Planning Commission

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Scott France, AICP
Executive Director

March 9, 2026

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

Re: MCPC 26-0013-001
Plan Name: Project Legacy
(1 lot comprising 3.46 acres)
Situate: Clemens Road (south)/Forty Foot Road (west)
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 January 15, 2026. We forward this letter as a report of our review.

BACKGROUND

Clemens Food Group, the applicant, seeks to expand its light industrial food manufacturing facility on Clemens Road in Hatfield Township. The 96.7-acre subject property (35-00-03739-02-4, 35-00-03937-00-6, 35-00-03934-00-9, and 35-00-03934-03-6) is situated in an area within the municipality zoned LI Light Industrial. The project involves demolition of an existing surface parking lot and construction of a 37,587-square-foot building addition, along with ancillary site improvements.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The proposed plan is generally consistent with the goals and themes of the Montgomery County Comprehensive Plan, Montco 2040 Shared Vision.

A. *Vibrant Economy* - A vibrant economy, as outlined in the comprehensive plan, depends on improved transportation access, focused development, business attraction/retention, adaptability to market conditions, and focused growth. The Clemens Food Group expansion directly supports economic growth by increasing the facility's manufacturing and distribution capacity. The project's location in a designated growth area leverages existing infrastructure.

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 (Section 282-186) - According to the plans, the proposed land development includes removing an existing parking lot that accommodates 139 cars. It is unclear how the plan complies with off-street parking requirements outlined in the Zoning Ordinance. Building expansion proposals should clearly demonstrate ongoing compliance with these standards to ensure enough employee parking.

DESIGN ISSUES

A. Proposed Lawn Area - A lawn area is shown on the plan, next to the proposed building addition. Our office recommends considering a more sustainable landscape design that incorporates a native meadow and tree plantings. Areas with native meadow plantings or increased tree canopy would improve stormwater performance, reduce long-term maintenance demands, mitigate heat impacts, and better align the project with current landscape best practices and sustainability goals.

CONCLUSION

We reiterate that the 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, and final disposition on the approval of any proposal will be made by the municipality.

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. Please print the assigned MCPC number (26-0013-001) on any plans submitted for final recording.

Sincerely,

Kevin Chavous

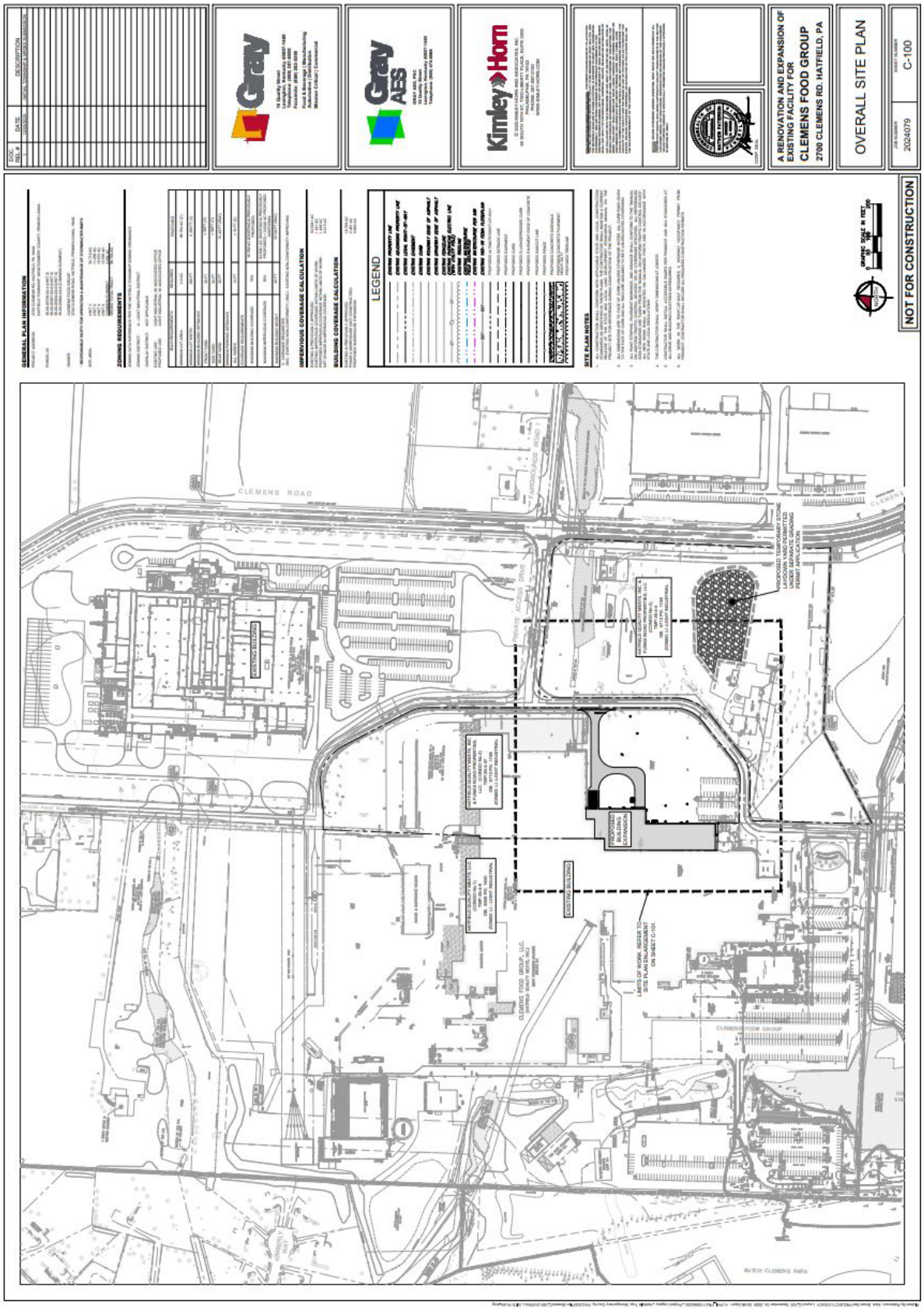
Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 e mail kevin.chavous@montgomerycountypa.gov

c: Clemens Food Group, L.L.C., Applicant
Matt Patterson, P.E., Kimley-Horn and Associates, Inc., Applicant's Engineer
Aaron Bibro, Township Manager

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



Project Legacy
MCPC#260013001


A RENOVATION AND EXPANSION OF EXISTING FACILITY FOR
CLEMENS FOOD GROUP
2700 CLEMENS RD. HATFIELD, PA
OVERALL SITE PLAN
2024079
C-100
NOT FOR CONSTRUCTION
LEGEND
CLEMENS ROAD
PROPOSED BUILDING EXPANSION
EXISTING BUILDING
LIMITS OF WORK, REFER TO SITE PLAN ENLARGEMENT ON SHEET C-101