



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

Wednesday August 19, 2020

7:00 PM

Public Meeting Room

For anyone wishing to address the Commission or ask questions from the floor, the Chairman will accept public comment during each specific agenda item. Thank you.

I. CALL TO ORDER – PLEDGE TO THE FLAG

II. MINUTES

A. July 15, 2020

III. CURRENT PLANNING DOCKETS;

Docket	Project	90 or 45 Day Period (MPC Section 508)
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	10/31/2020
2062	Hassen Creek Estates – Subdivision	9/15/2020
2295	400 Nestle Way – Land Development Plan	10/13/2020
2296	910 Nestle Way – Lot Consolidation Plan	10/13/2020
2299	Hidden Meadows Phase III – Land Development Plan	11/17/2020
2300	Krocksville Produce – Conditional Use	11/17/2020

IV. **WAIVER REQUESTS**

A. **#1884 Waiver Request (Belgian Block Style Curbing) Schaefer Run Commons**, The site is located north of the Route 100 Bypass, South of the Schaefer Run Creek and adjoins relocated Weilers Road on the West. The property is situated within the R2 – Low Density Residential Zoning District;

V. **CONDITIONAL USE**

A. **#2300 Krocksville Produce Stand, 5179 Cetronia Road, Conditional Use Application** for seasonal retail sales of produce at the property, the parcel is situated within the R2 – Low Density Residential Zoning District;

VI. **PLAN REVIEW**

- A. **#2265 5917 W. Tilghman St., Shoppes at Trexler Plaza, Sketch Plan, Revised Land Development Plan**, the project proposes a vehicle wash station and strip retail consisting of 4-1,000 square foot buildings, the site is located in the HC– Highway Commercial Zoning District;
- B. **#2296 910 Nestle Way, Lot Consolidation plan**, the project proposes a lot consolidation/lot line adjustment. The property is situated along Nestle Way near the intersection of Adams Rd. The property is situated in the LI—Light Industrial Zoning District;
- C. **#2299 Hidden Meadows, Phase 3, Townhouse Land Development, Preliminary/Final Plan**, the project proposes the construction of 20 townhouse units in a new phase of the existing Hidden Meadows Development. The property is located along the west side Werley Road near the intersection of Rockrose Lane. The property is situated within the R5 – Medium High-Density Residential Zoning District;

- D. **#2062** **Hassen Creek Estates Subdivision, Preliminary/Final Subdivision Plan**, 1864 Becker Street, 2010 & 2021 Hickory Lane. The plan proposes subdivision of three (3) existing tracts of land into eight (8) single family detached home building lots. The properties are situated within the RU3 – Rural 3 Zoning District;
- E. **#1999** **Weilers Road Townhouse Development, Preliminary/Final Land Development Plan**, the project proposes to construct 36 buildings which will contain 144 townhouse units. Also proposed are several roadways, overflow parking areas and a private recreation area. The project is situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low-Density Residential Zoning District;

VII. ADJOURNMENT