



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

January 20, 2021

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. **2021 REORGANIZATION**
- III. **MINUTES**
 - A. November 18, 2020
- IV. **CURRENT PLANNING DOCKETS**

Projects in Review, Being Heard		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2292	Sheetz Convenience Store – Final Sub/LD Plan	3/16/2021
2306	Sheetz Convenience Store – Conditional Use	3/15/2021
2305	5239 W. Tilghman Street – Land Development Plan	3/16/2021
2308	Fogelsville Senior Living - Sketch Plan	01/30/2021
2084	Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental	03/16/2021
2291	Yourway Facility Expansion – Prelim LD Plan	03/18/2021

Projects in Review, Not Being Heard		
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	2/4/2021
2062	Hassen Creek Estates – Subdivision	3/5/2021
2295	400 Nestle Way – Land Development Plan	2/15/2021
2299	Hidden Meadows Phase III – Land Development Plan	3/17/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	2/16/2021

V. **CONDITIONAL USE REVIEW**

#2306 Sheetz Convenience Store, 951 Trexlertown Road, Conditional Use Application, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township's Light Industrial Park District (LI) where Auto Service Stations are a permitted use by Conditional Use Review;

VI. **PLAN REVIEW**

#2292 Sheetz Convenience Store, 951 Trexlertown Road, Preliminary/Final Subdivision & Land Development Plan, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township's LI-Light Industrial Park District Zoning District;

#2305 5239 W Tilghman Street Addition, 5239 W Tilghman Street, Preliminary/Final Land Development Plan, the project proposes to construct a 5,035 SF addition to the west side of the existing building. The project also proposes a 7,055 SF addition with a 2,280 SF docking area on the north side of the existing building. Additional paving is included in the plan. The project is location in the Township's HC-Highway Commercial Zoning District;

#2308 Fogelsville Senior Living Sketch Plan, 1670 N Route 100, the project proposes the construction of a new multi-story senior living facility. The development will include the construction of curbed access driveways, parking lots and storm sewer drains. The project is located on proposed Lot 245, which is part of the Lehigh Hills Lot 5 Subdivision Plan and is located within the Township's NC-Neighborhood Commercial Zoning District.

#2084 Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental, 1670 PA Route 100, the project is a revision to the prior Lehigh Hills Lot 5 Subdivision Plan to identify the next phase of development. The revised final plan, sheets 2 and 5 (only), have been submitted to show recording of certain lots in separate sections. The project is located within the Township's R3-Medium Low-Density Residential Zoning District.

#2291 Yourway Facility Expansion – Prelim LD Plan 6681 Snowdrift Road, the project is proposing construction of a 76,417 sqft warehouse building and a 14,180 sqft – 5 story testing facility to the existing Yourway Transport Building. The property is situated within the LI – Light Industrial Park Zoning District.

VII. **PUBLIC COMMENT**

VIII. **ADJOURNMENT**