



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

February 17, 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. If you wish to submit a question/comment that may be addressed at the meeting please submit them to info@uppermac.org

- I. **CALL TO ORDER – PLEDGE TO THE FLAG**
- II. **MINUTES**
 - A. January 20, 2021
- III. **CURRENT PLANNING DOCKETS**

Projects in Review, Being Heard		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2306	Sheetz Convenience Store – Conditional Use	3/15/2021
2292	Sheetz Convenience Store – Final Sub/LD Plan	3/16/2021
2311	10543 Schantz Road – Minor Subdivision Plan	5/18/2021
2312	Estate of Evelyn M Werley – Minor Subdivision Plan	5/18/2021
2304	Towns at Schaefer Run – Sketch Plan	N/A

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	4/8/2021
2062	Hassen Creek Estates – Subdivision	3/5/2021
2299	Hidden Meadows Phase III – Land Development	3/17/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	2/16/2021
2295	400 Nestle Way – Land Development Plan	2/15/2021
2305	5239 W Tilghman Street Addition – Land Development Plan	3/16/2021
2084	Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental	3/16/2021

IV. **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;

V. **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;

#2311 **10543 Schantz Road Minor Subdivision Plan, 10543 Schantz Road, Subdivision Plan**, the project proposes to subdivide the approximately 4-acre parcel to create an additional lot (Lot 2) for the construction of a single-family dwelling to be served by on-lot water and sewer. The project is located within the Township's RU1.5 Rural 1.5 Zoning District;

#2312 **Estate of Evelyn M. Werley, 7327 Cetronia Road, Subdivision Plan**, the project proposes to subdivide the approximately 4.7-acre parcel to create an additional lot (Lot 1). The project is located within the Township's R2 Low Density Residential Zoning District;

#2304 **Towns at Schaefer Run, 1262, 1409 Weilers Road, 8440 Hamilton Blvd and 8330 Schaefer Run Road, Sketch Plan**, The project proposes construction of a total of 118 townhouse units and a 16 unit multifamily unit within two phases on parcels located near the intersections of the Route 100 Bypass and Weilers and Schaefer Run Roads in Breinigsville. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District.

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**