



**Upper Macungie Township
Planning Commission
Meeting Agenda (REVISED)**

8330 Schantz Road
Breinigsville, PA 18031

March 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.

- I. **CALL TO ORDER – PLEDGE TO THE FLAG**
- II. **MINUTES**
 - A. February 17, 2021
- III. **CURRENT PLANNING DOCKETS**

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
1999	Weilers Road Townhouses – Land Development Plan	4/8/2021
2311	10543 Schantz Road – Minor Subdivision Plan	5/18/2021
2312	Estate of Evelyn M. Werley – Minor Subdivision Plan	5/18/2021
2202	6500 Chapmans Road – Land Development	6/1/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	6/3/2021
2062	Hassen Creek Estates – Subdivision Plan	3/5/2021
2315	*Sam Adams Keg Cooler Addition – Land Development Plan	6/12/2021
2305	Sheetz Convenience Store – Conditional Use	6/13/2021
2292	*Sheetz Convenience Store – Sub/LD Plan	6/14/2021
2306	5239 W Tilghman Street Addition – Land Development	6/14/2021
2175A	*Lehigh Hills Apartments – Amended Final Land Development Plan	6/15/2021
2299	*Hidden Meadows Phase III – Land Development	6/15/2021

*Being heard in March

IV. **PLAN REVIEW**

#2315 Sam Adams Keg Cooler Addition, 7880 Penn Drive, Minor Land Development Plan, the applicant is proposing to construct and 21,780 sqft addition to the existing Sam Adams Brewery. The addition will consist of a keg storage warehouse, ingredient storage area, cold storage building and a pallet storage area. The project is located within the Township’s LI – Light Industrial Park Zoning District.

#2175A Lehigh Hills Lot #5 Apartments, 1400 Nursery Street, Amended Final Land Development Plan, this land development plan was approved by the Board of Supervisors at their December 27, 2018 meeting and construction has begun. The applicant is seeking to amend the previously approved land development plan to include finalized designs of Building F, additional parking spaces, clubhouse, play areas and terraces and drop off areas. These were noted on the approved plan as “subject to change”. The project is situated in the Township’s R3 – Medium Low-Density Residential Zoning District.

#2299 Hidden Meadows Phase III, 600 Werley Road, Preliminary/Final Subdivision 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.

#2292 Sheetz Convenience Store, 951 Trexlertown Road, Preliminary/Final Subdivision & Land Development Plan & Waiver Requests, 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;

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**