



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

August 18, 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. July 21, 2021

III. CURRENT PLANNING DOCKETS

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2305	5239 W Tilghman Street Addition – Land Development	9/12/2021
2299	Hidden Meadows Phase III – Land Development	9/13/2021
2303	*7312 Windsor Drive – Preliminary Land Development Plan	9/14/2021
2291	Yourway Facility Expansion – Final Land Development	9/14/2021
2304	Towns at Schafer Run – Preliminary Land Development	9/14/2021
2313	*Members 1st Federal Credit Union – Land Development	10/13/2021
2084A	Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	10/18/2021
2318	*Readington Farms – Preliminary Plan	10/19/2021
2311	10543 Schantz Road – Minor Subdivision Plan	11/14/2021
2321	*UMT Community Center – Preliminary/Final Land Development	11/16/2021
2325	*Green Hills Commerce Center Building III Addition – Prelim/Final	11/16/2021
2202	6500 Chapmans Road – Land Development	11/28/2021
2062	Hassen Creek Estates – Subdivision Plan	11/30/2021

****Being heard in August***

IV. PLAN REVIEW

#2321 Upper Macungie Township Community Center, Preliminary/Final Subdivision & Land Development Plan, 340 Grange Road & 6914 Ruppssville Road, the project proposed a new 191,631 SF indoor recreational facility with associated stormwater, parking areas and extension of utilities. In addition, the plans include a

proposed roundabout at the intersection of Lenape Trail and Grange Road. The project is located within the Township's R2 – Low Density Residential District;

#2325 Green Hills Commerce Center Building III Addition, Preliminary/Final Land Development Plan, 5925 Tilghman Street, the project proposes an additional 11,200 SF office building at the existing site. The plan includes additional parking areas. The proposed plan is situated within the Township's HC – Highway Commercial Zoning District;

#2313 Members 1st Federal Credit Union, Preliminary/Final Subdivision & Land Development Plan, the project proposes the subdivision of the 7-acre corner parcel, located at 1431 Nursery Street into two parcels: Parcel B, 6 acres & Parcel C, 1 acre. Additionally, it proposes construction of a 3,000+/- square foot bank located on Parcel C. The project is located within the Township's NC Neighborhood Commercial Zoning District;

#2318 Readington Farms, Preliminary Plan, 8550 Main Street, the project proposes the construction and operation of a 260,331 square foot dairy processing facility with 13,140 square foot accessory offices. The development will consist of water, sanitary sewer, access drives, parking facilities, stormwater and associated roadway improvements;

#2303 7312 Windsor Drive Warehouse, Preliminary Land Development, 7312 Windsor Drive, the project proposes to construct a +/- 90,664 square foot warehouse/office building with associated parking, stormwater management areas, and other site improvements. The project is located within the Township's LI – Light Industrial Zoning District;

V. OTHER BUSINESS

VI. PUBLIC COMMENT

VII. ADJOURNMENT