



**Upper Macungie Township  
Planning Commission  
Meeting Agenda – REVISED 9/13/21**

8330 Schantz Road  
Breinigsville, PA 18031

September 15, 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. August 18, 2021

**III. ADDITIONS/DELETIONS TO AGENDA**

**IV. CURRENT PLANNING DOCKETS**

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2328	<i>*7034 Ambassador Drive – Sketch Plan</i>	N/A
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
<b>2321</b>	<b><i>*UMT Community Center – Preliminary/Final Land Development</i></b>	<b>11/16/2021</b>
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
2305	5239 W Tilghman Street Addition – Land Development	12/11/2021
<b>2304</b>	<b><i>*Towns at Schafer Run – Preliminary Land Development</i></b>	<b>12/13/2021</b>
<b>2329</b>	<b><i>*Werst Lot Line Adjustment – Lot Line Adjustment Plan</i></b>	<b>12/14/2021</b>
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	12/14/2021

*\*Being heard in September*

**V. PLAN REVIEW**

**#2321 Upper Macungie Township Community Center, Preliminary/Final Subdivision & Land Development Plan, 340 Grange Road & 6914 Ruppsville 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;

**#2328 7034 Ambassador Drive, Sketch Plan**, the project proposes a 154,000sqft warehouse, applicable parking, and stormwater management facilities. The applicant owns and operates the facility immediately east at 6950 Ambassador Drive. The proposed plan is situated within the Township's LI – Light Industrial Zoning District;

**#2329 Werst Lot Line Adjustment, Lot Line Adjustment Plan**, the project proposes to move existing lot lines to create "Lot 1" and consolidate it into existing lot addressed as 464 Mountain View Court. The proposed plan is situated within the Township's R2 – Low Density Residential Zoning District;

**#2304 The Towns at Schaefer Run – West and South Phases, Preliminary Land Development Plan**, the project proposes construction of a total of 124 townhouse units 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. OTHER BUSINESS**

**VII. PUBLIC COMMENT**

**VIII. ADJOURNMENT**