

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

October 20, 2016 @ 7:00 pm

Meeting called to order at 7:01 P.M. by Chairman David Etowski.

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Charles Deprill, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

Engineer Scott Stenroos, Engineer Dave Alban, Planning Director Daren Martocci, Solicitor Andrew Schantz, as well as Planning and Zoning Secretary Melissa Madden were present.

Chairman David Etowski opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

A motion to approve the minutes of the September 22, 2016 meeting was made by M. Ashmar and seconded by C. Deprill. Motion passed (vote was unanimous).

Conditional Use Review:

#2219 Iron Run Industrial Park, Lot #5, Proposed Warehouse/Distribution Facility – 6975 Ambassador Drive

D. Etowski made a motion to recommend conditional use approval conditioned upon:

- a maximum of 96 truck trips per day, averaged over five (5) days in one week, weekdays only excluding state and federal holidays.
- the Applicant will make a contribution in lieu of a traffic study.
- the Applicant must comply with the zoning ordinance requirements with regard to noise.

C. Deprill seconded. Motion passed (vote was unanimous).

#2209 Grim's Orchard and Family Farms –9941 Schantz Road

The Applicant signed a time extension to be moved to the agenda for the November PC meeting.

Plan Review:

#2187 SealMaster, Land Development Plan—located at 6923, 6853, 6861, & 6915 Ruppville Road

Christopher Williams, Barrey Isett & Associates

C. Williams requested conditional preliminary plan approval and recommendation of waivers from the PC. After some discussion, D. Etowski made a motion to recommend conditional preliminary approval and waivers/deferrals subject to staff and engineers review comments. S. Ghai seconded. Motion passed (vote was unanimous).

#2196 67 Werley Road Apartment Development, Land Development Plan

Paul Bauer, Metropolitan Development Group; Ana Martins, Van Cleef Engineering Associates

P. Baur and A. Martins requested the PC recommend preliminary plan approval. After much discussion, C. Deprill made a motion to table the project for this month. M. Ashmar seconded. Motion passed (vote was unanimous).

#2202 6500 Chapmans Road, Land Development Plan

The Applicant withdrew from the agenda.

#2084 Lehigh Hills Lot #5, Phase 2 Supplement Subdivision Plan

The Applicant withdrew from the agenda.

D. Etowski made motion to adjourn. P. McNemar seconded. Meeting was adjourned at 8:22 PM.

Makala Ashmar

Secretary, Planning Commission