

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

November 17, 2016 @ 7:00 pm

Meeting called to order at 7:03 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, as well as Solicitor Andrew Schantz 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 October 20, 2016 meeting was made by M. Ashmar and seconded by K. Snelling. Motion passed (vote was unanimous).

Conditional Use Review:

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

The Applicant granted a time extension to the Township.

Administration:

#2213 Property Rehabilitation Ordinance Review

Stephanie Koenig, Zator Law

After some discussion, D. Etowski made a motion to forward recommendations to the Board of Supervisors. S. Ghai seconded. Motion passed (vote was unanimous).

#2230 Zoning Amendment Review

Section §27-118., Section §27-202., Section §27-306., Section §27-402.LLL., Section §27-402.OOO., Section §27-601, Table 6.1. , Section §27-605.

After some discussion, D. Etowski made a motion to forward recommendations to the Board of Supervisors. K. Pavkovic seconded. Motion passed (vote was unanimous).

Plan Review:

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

Kevin Markell, Barry Isett & Associates

After some discussion, D. Etowski made a motion to recommend conditional final approval subject to staff and engineers review comments and also recommended waivers 1 through 10. C. Deprill 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

After some discussion, C. Deprill made a motion to recommend conditional final approval subject to staff and engineers review comments and also recommended waivers 1 through 6 as detailed in the October 27th letter. K. Pavkovic seconded. Motion passed (vote was unanimous).

**#2218 Iron Run Industrial Park, Lot #5, Proposed Warehouse/Distribution Facility – 6975
Ambassador Drive**

Kevin Markell, Barry Isett & Associates

After some discussion, C. Deprill made a motion to recommend conditional preliminary approval subject to staff and engineers review comments. Waivers 2 through 6 were recommended (waiver 4 was recommended based on “suitable soils”) and a deferral was recommended for the first waiver request. K. Snelling seconded. Motion passed (vote was unanimous).

#2024 Lehigh Hills Lot #2, Pad Sites, Revised Land Development Plan

The Applicant withdrew from the agenda.

#2229 Schneck-Rau Lot Consolidation Plan

Dean Zimmerman, Curtis Schneck, and Judy Rau

After some discussion, K. Pavkovic made a motion to recommend conditional final approval subject to staff and engineers review comments. M. Ashmar seconded. Motion passed (vote was unanimous).

Meeting was adjourned at 8:49 PM.

Makala Ashmar
Secretary, Planning Commission