

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

March 15, 2017 at 7:00 pm

Meeting called to order at 7:00 P.M. by Vice-Chairman Kenneth Pavkovic.

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

Planning Director Daren Martocci, Engineer Dave Alban, Engineer Scott Stenroos and Solicitor Andrew Schantz were present.

Vice-Chairman Kenneth Pavkovic 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 February 15, 2017 meeting was made by K. Snelling and seconded by S. Ghai. Motion passed (vote was unanimous).

Plan Review:

#2206 DCT Industrial, 7175 Tilghman Street, Land Development, Preliminary/Final Plan

Blake Marles, Esq., Stevens & Lee

Brian Evans, P.E., Evans Engineering, Inc.

B. Marles and B. Evans presented a revised land development plan for PC review and comments.

After some discussion, a motion was made by P. McNemar to recommend waivers 1, 2, 3, 4, 5, 6, and 7 as outlined in the March 15, 2017 letter. Motion was seconded by K. Snelling. Motion passed (vote was unanimous).

After further discussion, another motion was made by K. Pavkovic for a conditional preliminary/final recommendation of the plan to the Board of Supervisors conditioned upon staff and engineering comments contact with LANTA, updated cost estimates and right of way descriptions and consulting with the Upper Macungie Fire Commissioner prior to submission to the Board of Supervisors. The approval was also conditioned upon outside agency approvals and Act 167 letter and satisfying the LCA letter. Motion was seconded by C. Deprill. Motion passed (4-2 with P. McNemar and K. Snelling opposing).

#2214 7533 Ruppville Road – Trailer Container Parking Lot, Land Development Plan, Preliminary Plan

Mark Bradbury, Martin, Bradbury, & Griffith, Inc.

Tom Mesko, Mesko Spotting Service

M. Bradbury and T. Mesko presented a preliminary plan for PC review and comments. After some discussion, a motion was made by P. McNemar to recommend waivers 1, 6, 7, 8, 9 and 10. Deferrals were recommended for 2, 3, 4, and 5. Motion was seconded by K. Snelling. Motion passed (vote was unanimous).

After further discussion, a motion was made by P. McNemar for a conditional preliminary/final recommendation of the plan to the Board of Supervisors conditioned upon staff and engineering comments dated March 15, 2017 and outside agency approvals, and covenants that there will be no idling and no overnight trucks, and all trailers stored on site will be empty. Motion was seconded by K. Snelling. Motion passed (vote was unanimous).

Traffic Planning:

Route 100 Renew Plan; Traffic Modeling Presentation focus on the intersection of Route 100 and Penn Drive.

Scott Pasterski, Keystone Consulting

S. Pasterski presented a traffic modeling presentation for PC review and comments. After some discussion, a motion was made by K. Pavkovic to recommend Keystone Consulting Engineers speak with PennDOT about possibilities and have staff reach out to affected property owner(s). Motion was seconded by C. Deprill. Motion passed (vote was unanimous).

Courtesy of the Floor:

#2233 Fogelsville Corporate Center

Bruce Anderson, The Pidcock Company

David Jaindl, Jaindl Land Company

B. Anderson and D. Jaindl presented a plan for PC review and comments. PC directed D. Jaindl to develop and present a basic sketch plan for the proposed zoning changes.

M. Ashmar made motion to adjourn. C. Deprill seconded. Meeting was adjourned at 9:56 PM.

Makala Ashmar
Secretary, Planning Commission