

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

January 15, 2018 at 7:00pm

Meeting called to order at 7:01 P.M. by Chairman Charles Deprill.

MEMBERS PRESENT: Chairman Chuck Deprill, Secretary Makala Ashmar, Paul McNemar, Kim Snelling, P. Sunny Ghai and Tim Helmer.

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

Chairman Charles Deprill 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 December meeting was made by S. Ghai and seconded by K. Snelling. Motion passed (vote was unanimous).

Administration:

K. Snelling made a motion to re-appoint C. Deprill as Chairman of the Planning Commission, to appoint P. McNemar as Vice Chairman and re-appoint M. Ashmar as Secretary. The motion was seconded by S. Ghai. Motion passed (vote was unanimous).

Plan Review:

#2235 Parkland Elementary School, Land Development Plan, Preliminary/Final Plan

Rich Sniscak, Parkland School District

Terry DeGroot, P.E., Terraform Engineering, LLC

Justin Masie, Terraform Engineering, LLC

T. DeGroot appeared before the PC to discuss a preliminary/final land development plan which proposed construction of a 2 story, 700 student elementary school. After some discussion, P.

McNemar made a motion to recommend approval of the following waivers from the Applicant's letter dated September 26, 2017:

- Waiver of SALDO Section 403.1
- Waiver of SALDO Section 504.1
- Waiver of SALDO Section 703.3.C(1)
- Waiver of SALDO Section 704.9.C
- Waiver of TICS Section 801.A.1
- Waiver of SALDO 708.2.B (2)
- Waiver of SALDO 710.5.B
- Waiver of SALDO 711.5
- Waiver of SALDO 707.4.C (1)

The motion also included deferral of the following waiver:

- Deferral of SALDO Section 705.C (3)

K. Snelling seconded. Motion passed (vote was unanimous).

After some additional discussion, P. McNemar made a motion to recommend conditional preliminary/final approval of the plan to the Board of Supervisors conditioned upon staff and engineering comments. S. Ghai seconded. Motion passed (vote was unanimous).

#2244 6950 Ambassador Drive (Millipore-Sigma) Building Expansion, Land Development Plan, Preliminary/Final Plan

Chris Williams, Barry Isett & Associates, Inc.

Eric Schock, Fitzpatrick Lentz & Bubba

E. Schock appeared before the PC to present the proposed expansion of the distribution center. After much discussion, no action was taken.

P. McNemar made a motion to adjourn which was seconded by M. Ashmar. The vote was unanimous and the motion passed. The meeting was adjourned at 9:20 PM.

Makala Ashmar
Secretary, Planning Commission