



**UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

June 17, 2020

**I. Call to Order/Pledge to the Flag:**

Meeting called to order at 7:00 P.M. by Chairman Chuck Deprill

MEMBERS PRESENT: Chuck Deprill, Chairman; Paul McNemar, Vice-Chairman; Makala A. Ashmar, Secretary; Kim Snelling Via Phone; Tim Helmer; Christopher Walls; Mike Werst.

STAFF PRESENT: Engineer Dave Alban; Director Community Development Daren Martocci Via Phone, Solicitor Andrew Schantz

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 of America.

**II. Minutes:**

A motion was made to table the approval of March 2020 meeting minutes until July PC meeting. Motion was made by: C. Deprill, the motion passed unanimously.

Prior to reviewing the agenda, Township Solicitor A. Schantz provided a statement that the following projects have been tabled and removed from the June PC agenda: Docket #2245 Waiver Request (sidewalk) 5100 Crackersport Road Development, #2062 Hassen Creek Estates, Preliminary/Final Subdivision Plan and #2282 7150 Ambassador Drive Land Development Sketch Plan.

**III. Planning Docket Review List:**

Docket	Project	90 Day Period (MPC Section 508)
2202	6500 Chapmans Road, Land Development	6/1/2021 (Extension Granted)
2293	Interim Regional Act 537 Sewer Planning Review	N/A
1901	Hidden Meadows- Phase II Waiver Request (Sanitary Sewer)	N/A
1999	Weilers Road Townhouses Land Development	10/31/2020 (Extension Granted)
2062	Hassen Creek Estates Subdivision	9/15/2020

**IV. Plan Review:**

**A. #2293 – Interim Regional Act 537 Sewer Planning Review**

Robert Ibach Township Manager presented the Interim Regional Act 537 Sewer Plan and advised that with this plan the Upper Macungie Township Act 537 boundary line will not be expanded which is consistent with the UMT comprehensive plan. Mr. Ibach

requested the planning commission make a recommendation for the UMT Board of Supervisors to adopt the Interim Plan.

**A motion was made by P. McNemar to recommend approval of Docket #2293, Interim Regional Act 537 Sewer Plan to the UMT Board of Supervisors, the motion was seconded by M. Ashmar. There was no public comment on the motion. The motioned passed unanimously.**

**B. #1901 – Waiver Requests – Hidden Meadows Phase II**  
Developer Present: Steve Lampmann, Sal Lapio Homes.

The waivers requested were to not provide gravity basement sanitary sewer service and to not provide a Landscape Architect Seal.

It was presented that notes will be added to the record plans indicating that basement gravity sanitary sewer service will be not available. This will also be listed in the covenants for phase II and documented in the buyer's disclosure statement. Any future basement sewer service requiring a pump will need a UMT Permit and associated inspection. S. Lampmann explained that all units will be equipped with a pit for future connection.

**A motion was made by P. McNemar to recommend waivers of Section §22-705.C.5. & Section §22-710.4.G as requested in a letter from The Crossroads Group dated June 15, 2020 and as further outlined in a letter from Keystone Consulting Engineers dated June 15, 2020. The motion was seconded by C. Walls. There was no public comment on the motion. The motioned passed unanimously.**

**#1999 – Weilers Road Townhouse Development, Preliminary/Final Land Development Plan**

Engineer Present: Bud Newton P.E. from Newton Engineering.

Planning Commission Members expressed their concerns regarding, parking, driveway configurations, traffic, roadway design and layout. K. Snelling recommended that the developer reach out to Parkland School District to discuss potential bus stop locations. T. Helmer requested that the developer review the possibility of and provided pedestrian access to the Jaindl Elementary School as well as a possible connection to the Rodale pathways.

A time extension was requested by the Planning Commission for this project.

A comment was overheard from the developer mentioning a warehouse, **a motion was made by M. Ashmar to have a letter sent to the developer from Upper Macungie Township expressing their displeasure with the comment regarding warehouse with a copy of the letter be sent to all Planning Commission Members. The motion was seconded by C. Walls, there was no public comment on the motion. The motion passed unanimously.**

**V. Public Comment/Courtesy of the Floor:**

There was no Public Comment.

**V. Adjournment:**

There being no other business, Chairman Deprill adjourned the meeting.

Makala Ashmar, Secretary