



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

October 21, 2020

I. Call to Order/Pledge to the Flag:

Meeting called to order at 7:00 P.M. by Vice-Chairman Paul McNemar

MEMBERS PRESENT: Paul McNemar, Vice-Chairman; Kim Snelling; Tim Helmer; Christopher Walls; Mike Werst.

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

Vice-Chairman McNemar 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 approve the September meeting minutes. Motion was made by C. Walls, 2nd by K. Snelling, Motion passed (5-0)

III. Planning Docket Review Timetable:

Docket	Project	90 or 45 Day Period (MPC Section 508)
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	12/31/2020
2062	Hassen Creek Estates – Subdivision	12/1/2020
2295	400 Nestle Way – Land Development Plan	11/12/2020
2299	Hidden Meadows Phase III – Land Development Plan	11/17/2020
2291	Yourway Facility Expansion – Land Development Plan	12/15/2020

I. PLAN REVIEW:

A. #2303 **7312 Windsor Drive Land Development Plan, Sketch Plan** review of a proposed 90,010 sf warehouse facility situated on Lot 61 of the Iron Run Commercial Park Development. The property is situated within the LI – Light Industrial Park Zoning District. ***The Applicant presented the Sketch Plan and entertained questions and comments from the Planning Commission. The Commission pointed out that a sidewalk connection to the existing LANTA shelter to the west of the site would be desirable. The Applicant’s engineer explained the 95% traffic distribution to Route 100 was used to make the analysis more conservative. The Commission took no formal action on the Plan but will forward Staff and Engineer Review Comments to the Zoning Hearing Board for consideration during the Special Exception Hearing. There was no Public Comment.***

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- B. #1977** **Parkland Fields Development, Advisory Review** at the request of the Upper Macungie Township Zoning and Hearing Board of Adjustments to review driveway expansions within the existing planned development. The development is situated within the R2 – Low Density Residential Zoning District. ***The Commission conducted an Advisory Review of the condition of existing residential driveways and off-street parking areas within the Parkland Fields Development in accordance with Section § 27-112.G. The Commission was provided with Planning, Zoning and Engineering Review letters related to the intent of the existing planned conservation design development. The review letters also provide a history of the unpermitted expansion of existing driveways, parking areas and potential impact on recorded documents, open water quality permits and character of the R2 Low Density Residential Zoning District. The Commission was advised on their powers and duties as set forth in the PA Municipalities Planning Code by the Township Solicitor. The Commission examined the intent of the approved subdivision plan with respect to driveway widths, amount of impervious coverage, available vehicular parking as they pertain to reduced lot size as part of the Conservation Design Ordinance. Public comment was received from approximately six (6) Parkland Fields Residents. Comments generally pertained to each individual lot, driveway width, encroachment, and the approval/variance process. No pertinent comments were offered related to the intent of the record plan with respect to the lack of or inability of the design plans to provide sufficient parking. The Planning Commission will forward their findings and future considerations to the Township Manager who will provide the report to the Zoning Hearing Board for consideration in upcoming Zoning Appeals.***

II. ADJOURNMENT 10:03 P.M.