



**UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

January 20, 2021

**I. CALL TO ORDER/PLEDGE TO THE FLAG:**

Meeting called to order at 7:00 PM by Chairman Chuck Deprill

MEMBERS PRESENT: Chuck Deprill, Chairman; Tim Helmer; Christopher Walls; Aubrie Miller; Mike Werst; Kim Snelling

STAFF PRESENT: Engineer Dave Alban; Director of Community Development Daren Martocci, Assistant Director of Community Development Dan DeMeno, Kalman A. Sostarecz Jr., Township Secretary, 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. REORGANIZATION:**

A motion was made to reappoint the existing board as currently constituted. Motion was made by C. Walls, 2nd by T. Helmer, Motion passed unanimously (6-0).

**III. ACTION ITEMS:**

A motion was made to approve the November 2020 meeting minutes. Motion was made by T. Helmer, 2<sup>nd</sup> by A. Miller, Motion passed (6-0)

**IV. PLANNING DOCKET REVIEW TIMETABLE:**

**Projects in Review, Being Heard**

<b>Docket</b>	<b>Project</b>	<b>90 or 45 Day Period</b>
2292	Sheetz Convenience Store – Final Sub/LD Plan	3/16/2021
2306	Sheetz Convenience Store – Conditional Use	3/15/2021
2305	5239 W. Tilghman Street – Land Development Plan	3/16/2021
2308	Fogelsville Senior Living - Sketch Plan	01/30/2021
2084	Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental	03/16/2021
2295	400 Nestle Way – Land Development Plan	2/15/2021
2291	Yourway Facility Expansion – Prelim LD Plan	03/18/2021

**Projects in Review, Not Being Heard**

<b>Docket</b>	<b>Project</b>	<b>90 or 45 Day Period</b>
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	2/4/2021
2062	Hassen Creek Estates – Subdivision	3/5/2021
2299	Hidden Meadows Phase III – Land Development Plan	3/17/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	2/16/2021

**V. PLAN REVIEW:**

- A. #2295 400 Nestle Way, Preliminary/Final Land Development Plan**, the project proposes a trailer parking lot. The property is situated along Nestle Way near the intersection of Schantz Rd. The property is located within the LI— Light Industrial Zoning District;

**D. Martocci explained that the project was before the Planning Commission in November where it was deemed that zoning relief was required before a motion was recommended to the Board of Supervisors. Since then, the applicant has received Zoning relief from the Upper Macungie Township Zoning Hearing Board and can continue with review process. A short discussion on waiver to allow the applicant to submit the plan as a Final Land Development Plan was had; staff supports this waiver request.**

**T. Helmer made a motion that the Board of Supervisors grant:**

- 1. A Waiver of Section 22-503.1 to permit the applicant submit the plan as a Preliminary/Final Land Development plan**

**The motion was seconded by C. Deprill and approved unanimously (6-0).**

**C. Walls made a motion recommending to the Board of Supervisors grant Preliminary/Final Land Development approval to Docket # 2295, conditional on Staff and Engineers review letters dated January 18, 2021. The motion was seconded by A. Miller and was passed unanimously (6-0).**

- B. #2306 Sheetz Convenience Store, 951 Trexlertown Road, Conditional Use Application**, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township’s Light Industrial Park District (LI) where Auto Service Stations are a permitted use by Conditional Use Review;

**The Conditional Use Application was discussed in conjunction with the subdivision/land development plan associated with Docket #2292 Sheetz Convenience Store.**

- C. #2292 Sheetz Convenience Store, 951 Trexlertown Road, Preliminary/Final Subdivision & Land Development Plan**, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township’s LI-Light Industrial Park District Zoning District;

**D. Martocci explained the proposed project, location and layout. He also explained that there is a Conditional Use associated with this project. D. Alban explained that the applicant has requested seven (7) waivers from the Upper Macungie Township SALDO. He went on to explain that waiver #2 requested by the applicant to allow for wider driveway access widths to be exceeded was not necessary as the proposed width is in compliance with the ordinance. He pointed out that waiver #3, to allow for an access drive be within 300’ of an intersection be discussed as it could cause safety issues with traffic circulation and patterns citing specifically the intersection of Ruppssville Road and Trexlertown Road.**

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Mr. Adam Davis P.E., BL Companies, represented the plan on behalf of Sheetz and presented the plan. He explained that throughout the design process for the site the proposed right turn in and right turn out on Trexlertown Road was designed with safety in mind and has been preliminarily approved by PennDOT. TPD Engineer explained that in order for the site to work efficiently the present design is the most practical regarding traffic circulation and traffic production.

Members of the Planning Commission expressed concerns regarding tractor trailer use of the site and what impacts on safety that may have on Trexlertown & Cetronia Roads as well as neighboring streets using the Wawa in Lower Macungie Township as an example. Members of the public voiced their opinion on the matter citing current tractor trailer uses on neighboring roads. Discussion on this specific concern continued further.

T. Helmer made a motion to recommend the following for approval;

1. A waiver of Section 22-401, to allow the applicant to submit the plan as a Preliminary/Final Plan.
2. A waiver of Section 22-710.5.C, to allow the applicant to plant the required street trees elsewhere on the site.
3. A waiver of Section 22-704.1.H, to allow the applicant to submit a boundary upgrade fee in lieu of widening Cetronia Road as required.
4. A waiver of Section 22-704.9.A, to allow the applicant to not install sidewalks along the depicted portion of Cetronia Road.
5. A waiver of Section 22-704.9.B, to allow the applicant to not install curbing along Ruppsville and Cetronia Roads.

C. Walls seconded the motion and was passed unanimously (6-0).

T. Helmer made a motion to recommend the following waiver for approval;

1. A waiver of Section 22-703.3F(2)(a), to allow the applicant to have an access drive within 300' to an arterial street as long as the access is a right in only.

C. Walls seconded the motion and was passed (5-1).

T. Helmer made a motion to recommend denial of the following waiver;

1. A waiver of Section 27-703.3F(2)(a), to deny the applicant a right in, right out access drive within 300' to an arterial street.

C. Deprill seconded the motion and it passed unanimously (6-0).

- D. #2305 5239 W Tilghman Street Addition, 5239 W Tilghman Street, Preliminary/Final Land Development Plan, the project proposes to construct a 5,035 SF addition to the west side of the existing building. The project also proposes a 7,055 SF addition with a 2,280 SF docking area on the north side of the existing building. Additional paving is included in the plan. The project is location in the Township's HC-Highway Commercial Zoning District;

D. Martocci explained the proposed project, the location and layout of the property. D. Alban reviewed the three (3) requested waivers by the applicant; he saw no issues with the requests and Township staff

**supports the waiver requests. The applicant spoke to the Planning Commission about a comment from the Bureau of Fire regarding the fire hydrant distance. The applicant stated that they will speak with Peter Christ about options and receive his approval of water supply before going before the Board of Supervisors for plan approval.**

**The Planning Commission did not take any action on this plan.**

- E. #2308 Fogelsville Senior Living Sketch Plan, 1670 N Route 100, the project proposes the construction of a new multi-story senior living facility. The development will include the construction of curbed access driveways, parking lots and storm sewer drains. The project is located on proposed Lot 245, which is part of the Lehigh Hills Lot 5 Subdivision Plan and is located within the Township's NC-Neighborhood Commercial Zoning District.**

**D. Martocci explained the proposed project. D. Demeno explained that in order for the project to move forward they would need zoning relief from various sections. Attorney Shock represented the sketch plan and stated that they are aware of zoning relief needed but also wanted feedback from the Planning Commission before moving forward. The Planning Commission expressed some concerns over fire safety citing previous fires in the Township. The main concerns were getting a fire apparatus into the site successfully and evacuating residents quickly and safely and what kind of evacuation plans would be in place for such a tall building. Bob Nvodnick, fire consultant, addressed some of the concerns the Planning Commission had.**

**No action is necessary by the Planning Commission for a Sketch Plan.**

- F. #2084 Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental, 1670 PA Route 100, the project is a revision to the prior Lehigh Hills Lot 5 Subdivision Plan to identify the next phase of development. The revised final plan, sheets 2 and 5 (only), have been submitted to show recording of certain lots in separate sections. The project is located within the Township's R3-Medium Low-Density Residential Zoning District.**

**D. Martocci explained the proposed project. This particular plan has been reviewed by the Planning Commission before and the applicant is before them again to seek recommendation to allow them to phase the project which is allowable under ordinance. No waivers are necessary for this project and nothing about the plan is changing in this proposal.**

**T. Helmer made a motion to recommend to the Board of Supervisors to grant the Revised Final Phase 2 Supplemental Plan, Docket # 2084 conditional on Staff and Engineers review letters dated January 18, 2021. The motion was seconded by C. Walls and approved unanimously (6-0).**

- G. #2291 Yourway Facility Expansion – Prelim LD Plan 6681 Snowdrift Road, the project is proposing construction of a 76,417 sqft warehouse building and a 14,180 sqft – 5 story testing facility to the existing Yourway Transport Building. The property is situated within the LI – Light Industrial Park Zoning District.**

**D. Martocci explained the proposed project. D. Alban explained the two (2) waivers that have been requested by the applicant; he sees no issue and they are supported by Township staff. Attorney Schock represented the plan and explained that the applicant has no issues with the comments set forth in the review letters by the engineer or Township Staff and will work to clean up the plan before going before the Board of Supervisors for plan approval.**

**T. Helmer made a motion to recommend approval for the following:**

- 1. A waiver from Section 703.3.D.1, to allow the applicant to construct the driveway as shown on the plan.**

**A. Miller seconded the motion and was approved unanimously (6-0).**

**T. Helmer made a motion to recommend to the Board of Supervisors to grant the the Preliminary Land Development Plan for the Yourway Facility Expansion, Docket # 2291 conditional on Staff and Engineers review letters dated January 18, 2021. The motion was seconded by A. Miller and approved unanimously (6-0).**

**VI. ADJOURNMENT 9:15 P.M.**