



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

February 17, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

MEMBERS PRESENT: in person: Chuck Deprill, Chairman; Paul McNemar, Vice-Chairman; Tim Helmer; Virtual: Christopher Walls; Kim Snelling, Aubrie Miller

STAFF PRESENT: Director of Community Development Daren Martocci, Assistant Director of Community Development Dan DeMeno, Planning & Zoning Administrative Specialist John Toner, Engineer Dave Alban; 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. ACTION ITEMS:

After noting that corrections needed to be made on the January 2021 Meeting Minutes, a motion was made to approve the January 2021 meeting minutes. Motion was made by C. Walls, 2nd by K. Snelling, Motion passed (6-0)

III. PLANNING DOCKET REVIEW TIMETABLE:

Docket	Project	90 or 45 Day Period <i>(MPC Section 508)</i>
2062	Hassen Creek Estates – Subdivision	3/5/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	6/3/2021
2306	Sheetz Convenience Store – Conditional Use	6/13/2021
2292	Sheetz Convenience Store – Final Sub/LD Plan	6/14/2021
2305	5239 W Tilghman Street Addition – Land Development Plan	6/14/2021
2299	Hidden Meadows Phase III – Land Development	6/15/2021
1999	Weilers Road Townhouses – Land Development Plan	4/8/2021
2311	10543 Schantz Road – Minor Subdivision Plan	5/18/2021
2312	Estate of Evelyn M Werley – Minor Subdivision Plan	5/18/2021
2202	6500 Chapman Road – Land Development	6/1/2021
2304	* Towns at Schaefer Run – Sketch Plan	N/A

***Projects being heard in February**

IV. PLAN REVIEW:

- A. #2311 10543 Schantz Road Minor Subdivision Plan, 10543 Schantz Road, Subdivision Plan, the project proposes to subdivide the approximately 4-acre parcel to create an additional lot (Lot 2) for the construction of a single-family dwelling to be served by on-lot water and sewer. The project is located within the Township's RU1.5 Rural 1.5 Zoning District;**

D. Martocci explained the plan and proposed lot layouts. The proposed subdivision creates a flag lot, which is allowed, however it was noted that existing nonconformities are present on the lot; if subdivided those nonconformities will need to be addressed as well as the zoning relief that is required for the plan to move forward. D. DeMeno explained that the required lot frontage onto an arterial roadway is 200', proposed Lot 2 provides 50'. The applicant is aware of the required zoning relief and will notify the Township Zoning Officer if they decide to move forward with an appeal to the Zoning Hearing Board.

No action was taken on this plan as it does not comply with the Township Zoning Ordinance.

- B. #2312 Estate of Evelyn M. Werley, 7327 Cetronia Road, Subdivision Plan, the project proposes to subdivide the approximately 4.7-acre parcel to create an additional lot (Lot 1). The project is located within the Township's R2 Low Density Residential Zoning District;**

D. Martocci explained the plan and proposed lot layouts. The proposed subdivision creates a flag lot, which is allowed, however will require zoning relief to move forward. D. DeMeno explained that the required lot frontage onto a minor arterial roadway is 150', residual Lot 2 provides 30'. The applicant is aware of the required zoning relief and will notify the Township Zoning Officer if they decide to move forward with an appeal to the Zoning Hearing Board. D. DeMeno noted that the plan depicts a 75' buffer yard on the west side of proposed Lot 1 which is not required as residential uses do not need to buffer from commercial uses. Vice-Chair McNemar noted that the line weights on the plan should be more clearly defined to distinguish the proposed lot lines better.

No action was taken on this plan as it does not comply with the Township Zoning Ordinance.

- C. #2304 Towns at Schaefer Run, 1262, 1409 Weilers Road, 8440 Hamilton Blvd and 8330 Schaefer Run Road, Sketch Plan, The project proposes construction of a total of 118 townhouse units and a 16 unit multifamily unit within two phases on parcels located near the intersections of the Route 100 Bypass and Weilers and Schaefer Run Roads in Breinigsville. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District.**

D. Martocci explained that the sketch plan was before the Planning Commission at their November 18, 2020 meeting. The major difference with the current submission is the proposal of an apartment complex on the West Phase. Apartments are a permitted use within the R3 Zoning District however require a minimum 10-acre lot; the plan proposes a 3-acre lot. In order for the apartments to be allowed, it is suggested to keep the 3-acre lot as part of the parent tract or lease lines are to be created.

Further discussion ensued regarding emergency access points on the South Phase of the development and possibilities to extend recreational trails within the subdivision. A meeting between the applicant and Township Staff was discussed and confirmed.

No action was taken as they are not required for sketch plan submissions.

V. ADJOURNMENT 7:35 P.M.