



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

March 17, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Vice-Chairman Paul McNemar

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

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

Vice-Chairman Paul 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. ACTION ITEMS:

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

III. PLANNING DOCKET REVIEW TIMETABLE:

IV.	Projects in Review	
Docket	Project	90 or 45 Day Period (MPC Section 508)
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 Chapmans Road – Land Development	6/1/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	6/3/2021
2062	Hassen Creek Estates – Subdivision Plan	3/5/2021
2315	*Sam Adams Keg Cooler Addition – Land Development Plan	6/12/2021
2305	Sheetz Convenience Store – Conditional Use	6/13/2021
2292	*Sheetz Convenience Store – Sub/LD Plan	6/14/2021
2306	5239 W Tilghman Street Addition – Land Development	6/14/2021
2175A	*Lehigh Hills Apartments – Amended Final Land Development Plan	6/15/2021
2299	*Hidden Meadows Phase III – Land Development	6/15/2021

*Projects being heard in March

V. PLAN REVIEW:

- A. #2315 Sam Adams Keg Cooler Addition, 7880 Penn Drive, Minor Land Development Plan, the applicant is proposing to construct and 21,780 sqft addition to the existing Sam Adams Brewery. The addition will consist of a keg storage warehouse, ingredient storage area, cold storage building and a pallet storage area. The project is located within the Township's LI – Light Industrial Park Zoning District.**

D. Martocci explained the proposed plan. With the addition taking place within the center of the site and the use will not be changing, D. DeMeno has no zoning issues with the proposal. Discussion of fire truck circulation ensued and the applicant noted that comments from the Bureau of Fire will be addressed prior to going before the Board of Supervisors for plan approval. The applicant requested two waiver recommendations regarding Preliminary Plan Submission and another regarding Site Analysis Map. D. Alban noted that the plan was being submitted as a Minor Land Development Plan and the waivers were not necessary under provisions within the Subdivision and Land Development Ordinance; the Planning Commission agreed.

M. Werst made a motion to recommending that Board of Supervisors grant Preliminary/Final Land Development Plan Approval to Docket #2315 conditional on Staff and Engineer review letters dated March 15, 2021. The motion was 2nd by C. Walls. The motion passed unanimously (6-0).

- B. #2175A Lehigh Hills Lot #5 Apartments, 1400 Nursery Street, Amended Final Land Development Plan, this land development plan was approved by the Board of Supervisors at their December 27, 2018 meeting and construction has begun. The applicant is seeking to amend the previously approved land development plan to include finalized designs of Building F, additional parking spaces, clubhouse, play areas and terraces and drop off areas. These were noted on the approved plan as “subject to change”. The project is situated in the Township's R3 – Medium Low-Density Residential Zoning District.**

D. Martocci explained the proposed plan. Discussion regarding parking, central mailbox location and use of the clubhouse ensued between K. Snelling and the applicant. The applicant stated that no other changes have occurred since the last time the Planning Commission reviewed the plan besides what was described in the application. Parking concerns have been addressed by the D. DeMeno and the applicant, no relief is needed.

T. Helmer made a motion recommending that the Board of Supervisors grant Revised Final Land Development Approval to Docket #2175A conditional on Staff and Engineering review letters dated March 15, 2021. The motion was 2nd by A. Miller. The motion passed unanimously (6-0).

- C. #2299 Hidden Meadows Phase III, 600 Werley Road, Preliminary/Final Subdivision Plan, the project proposes the construction of 20 townhouse units in a new phase of the existing Hidden Meadows Development. The property is located along the west side Werley Road near the intersection of Rockrose Lane. The property is situated within the R5 – Medium High-Density Residential Zoning District.**

D. Martocci explained the proposed plan. The applicant noted to the Planning Commission that they were formally withdrawing one of the previously requested waivers however adding one in its place. Revised waiver requests were distributed to the Planning Commission and Township Staff. The applicant discussed road realignment sketch plans, parking, and grading of the site with the Planning Commission. The applicant stated that the rest of the comments found within letters from the Engineer and Township Staff were acceptable and would be addressed.

P. McNemar made a motion to recommend approval to the Board of Supervisors the following waivers:

1. A Waiver from Section 22-501.3: to allow the applicant to submit the plan as a Preliminary/Final Subdivision & Land Development Plan;
2. A Waiver from Section 22-704.3(C): to allow the applicant to utilize a horizontal curve of 200 feet rather than the required 225 feet;
3. A Waiver from Section 22-704.2(A): to allow the applicant to have a 30-foot cartway and a 50-foot right-of-way on proposed Woodmont Circle;

C. Walls 2nd the motion and it passed unanimously (6-0).

P. McNemar made a motion to recommend that the Board of Supervisors grant Preliminary/Final Subdivision & Land Development Plan approval to Docket #2299 conditional on Staff and Engineering review letters dated March 15, 2021. The motion was 2nd by C. Walls and passed unanimously (6-0).

D. #2292 Sheetz Convenience Store, 951 Trexlertown Road, Preliminary/Final Subdivision & Land Development Plan & Waiver Requests, 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;

Waivers have been requested by the applicant's engineer in a letter dated, November 16, 2020. The Planning Commission gave recommendations on the waiver requests and were forwarded to the Board of Supervisors. The applicant was before the Board of Supervisors at their March 4, 2021 regularly scheduled public meeting to discuss the waiver requests and presented new information from PennDOT regarding Waiver #3; to allow the applicant to have an access drive within 300' to an arterial street. The Board of Supervisors instructed the applicant to discuss the new information with the Planning Commission before they would approve the waiver requests.

D. Alban explained that the concern of having the proposed right in/out driveway located so close to the Cross Creek/Ruppsville Road intersection is the safety of the intersection. This includes the operation having traffic enter the intersection without allowing adequate space for reaction time and decision time for the cross traffic on Ruppsville or Crosscreek Road. Adequate spacing allow for greater speeds for though traffic, reduces the number of potential conflict pint that must be monitored by motorists and helps preserve the capacity of the roadway.

Mr. Blake Marles, Esq., Stevens & Lee, spoke on behalf of the applicant. A. Schantz and B. Marles discussed whether the PennDOT comments about the site warrant a waiver from Township ordinances. TPD Engineer explained that without the access drive being both right in-right out, internal circulation of the site would suffer and effect traffic flow and stacking concerns onto Cetronia Road according to PennDOT. Members of the Planning Commission discussed multiple safety concerns regarding truck traffic, sight distances and illegal U-turns.

A resident from the Cross Creek Development expressed safety concerns as well citing personal experiences with tractor trailer obstructing views and accidents that occur at the intersection now. He also suggested to the applicant to redesign the site to have the second point of access on Ruppssville Court rather than Trexlertown Road.

VI. ADJOURNMENT 7:35 P.M.