



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

May 19, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

MEMBERS PRESENT: Chuck Deprill, Chairman (Virtual); Paul McNemar, Vice-Chairman; Christopher Walls; Kim Snelling; Tim Helmer

STAFF PRESENT: Director of Community Development Daren Martocci, Planning & Zoning 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. Vice-Chairman McNemar noted the presence of many Township residents in the audience and stated that public comment will be heard when recognized by the Planning Commission in order to maintain an orderly meeting and ensure everyone is heard.

II. ACTION ITEMS:

A motion was made to approve the April 2021 meeting minutes. Motion was made by C. Walls, 2nd by K. Snelling, Motion passed unanimously (5-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2304	*Towns at Schaefer Run – Sketch Plan	N/A
2306	*Sheetz Convenience Store – Conditional Use	6/13/2021
2313	*Members 1st Federal Credit Union – Land Development	7/15/2021
2084A	*Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	7/20/2021
2311	10543 Schantz Road – Minor Subdivision Plan	8/16/2021
2304A	*Towns at Schaefer Run – Lot Line Adjustment Plan	8/17/2021
2202	6500 Chapmans Road – Land Development	8/30/2021
2062	*Hassen Creek Estates – Subdivision Plan	9/1/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	9/1/2021
2292	Sheetz Convenience Store – Sub/LD Plan	9/12/2021
2305	5239 W Tilghman Street Addition – Land Development	9/12/2021
2299	Hidden Meadows Phase III – Land Development	9/13/2021

*Projects being heard in May

IV. PLAN REVIEW:

- A. **#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;

D. Martocci gave an explanation to the Planning Commission and the members of the public what a Conditional Use Application was and how the process works. The applicant gave a presentation to the Planning Commission on how they meet, or will meet, requirements and conditions set forth in the Sections 27-118.2(C) and 27-402.1 of the Township Zoning Ordinance.

Much discussion was held with Public Comment regarding the application. Concerns were expressed regarding the credibility of public testimony to rebut the applicants claims, whether there the sale of alcoholic beverages would take place at the site, traffic impact concerns, and safety concerns.

K. Snelling made a motion to recommend that Board of Supervisors grant approval of the Conditional Use Application on the condition that further discussion be had with the Board regarding additional buffering be provided for the residence located directly adjacent to the property on the northeast corner. The motion was seconded by T. Helmer and approved 5-0.

- B. **#2062 Hassen Creek Estates, 2010 Hickory Lane & 2021 Hickory Lane**, Hassen Creek Estates is a proposed residential subdivision plan which is comprised of three (3) separate tracts of land naturally subdivided by Hickory Lane and Becker Road. Existing parcels contain a total of 119.6 acres. The subdivision plan proposes the creation of nine (9) single-family detached residential dwelling building lots ranging in area from 10.3 acres to 15.7 acres. The project is located within the Township's RU3 Rural 3 Residential Zoning District.

D. Alban explained the proposed plan and noted that the applicant, Township Staff and Township Engineer attended a site meeting, held on April 26, 2021, to discuss multiple items, including road improvements. The applicant is before the Planning Commission to receive recommendations on requested waivers. The applicant had requested twelve (12) waivers and discussed with the applicant and the Township engineer each waiver. It was noted that a resident at 2033 Becker Street requested, by email, that water quality on the site be done prior to any development. J. Toner explained that he was in contact with the resident and explained that the current plan is for subdivision of the property only and the applicant is requesting that any future development of the area will be required to go through the Land Development process at which they may make this same request. However, it was requested that it be put on the record by the resident early in the process. The applicant and Planning Commission noted the request.

There were no public comments.

- P. McNemar made a motion recommending the following to the Board of Supervisors:

1. To recommend **approval** for a waiver from Section 22-403.1: to allow the applicant to show the full subdivision at 1" = 100' rather than the minimum 1" = 50'. Any Hickory Lane improvements shall be provided at a minimum of 1" = 50'.
2. To recommend a **deferral** for a waiver from Section 22-403.4.K(17): to allow the applicant to show 2' contour lines for the entire subdivision until the individual lot land development submission approval.
3. To recommend a **deferral** for a waiver from Section 22-403.5.B(1): to allow the applicant not submit a conceptual contour grading plan for the development. Individual grading plans would be reviewed at the time of individual lot land development.
4. To recommend a **deferral** for a waiver from Section 22-403.5D & 22-710 in its entirety: to allow the applicant not to submit a landscaping plan at this time. Landscaping plans would be reviewed at the time of individual lot land development.
5. To recommend **approval** for a waiver from Section 22-503.1: to allow the applicant to submit the plans as Preliminary/Final Plans.
6. To recommend **deferral** for a waiver from Section 22-703.3: to allow the applicant not provide site access at this time. Site access would be reviewed at the time of individual lot land development.
7. To recommend **approval** for a waiver from Section 22-704.1.H **as conditioned in the Township Engineer's review letter dated May 17, 2021**: to allow the applicant not improve frontage of Hickory Lane to the required 30' width.
8. To recommend **approval** for a waiver from Section 22-704.1.H **as conditioned in the Township Engineer's review letter dated May 17, 2021**: to allow the applicant not improve frontage of Becker Street to the required 36' width.
9. To recommend **approval** for a waiver from Section 22-704.3-10: to allow the applicant not submit design standards for Becker Street and Hickory Lane as required.
10. To recommend **deferral** for a waiver from Section 22-707 in its entirety: to allow the applicant not to submit the required NPDES permit. NPDES permits would be required at the time of individual lot land development. NPDES permit will be required for any Hickory Lane improvements.
11. To recommend **deferral** for a waiver from Section 22-709 in its entirety: to allow the applicant not to submit required the required NPDES permit. NPDES permits would be required at the time of individual lot land development. NPDES permit will be required for any Hickory Lane improvements.
12. To recommend **approval** for a waiver from Section TICS 801.A1: to allow the applicant to install minimum 15" HDPE piping instead of the required minimum 18" concrete for stormwater piping in Township right-of-way.

The motion was seconded by K. Snelling and approved 5-0.

C. #2084A Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental, 1670 PA Route 100, Waiver Requests, the project is a revision to the prior Lehigh Hills Lot 5 Subdivision Plan to amend the grading throughout this phase of the development. The revised final plan, sheet 3 and sheet 41-48 (only), have been submitted to show recording of the proposed grading changes. The project is located within the Township's R3-Medium Low-Density Residential Zoning District.

D. Martocci explained the proposed plan, noting that it was designed under the Conservation by Design requirements under Township Ordinance. Discussion ensued between the Planning Commission and the applicant regarding retaining wall locations, swale relocations, planting berm angulation, grading and the consideration of the installation of sidewalks along Nursery Street. The applicant was open and willing to consider all comments given by the Planning Commission and would strongly consider them moving forward.

There was no public comment.

T. Helmer made a motion to recommend the following to the Board of Supervisors: a

1. A waiver from Section 22-709.1(C)(1)(c): to allow the applicant to have cut and fill slopes at a 2:1 grade instead of the required 3:1 grade on the condition that further discussion be had with the Board of Supervisors regarding the following concerns that were discussed by the Planning Commission:
 - a. Landscaping berm angulation
 - b. Proposed grading along Church Street
 - c. Possible relocation of proposed swales
 - d. Possible relocation of proposed retaining wall

The motion was seconded by K. Snelling and approved 5-0.

D. #2313 Members 1st Federal Credit Union, Preliminary/Final Subdivision & Land Development Plan, the project proposes the subdivision of the 7-acre corner parcel, located at 1431 Nursery Street into two parcels: Parcel B, 6 acres & Parcel C, 1 acre. Additionally, it proposes construction of a 3,000+/- square foot bank located on Parcel C. The project is located within the Township's NC Neighborhood Commercial Zoning District.

J. Toner explained the proposed plan to the Planning Commission. Mr. Dale Gingrich, Members 1st Federal Union, explained the credit unions background and noted that this would be the first branch in this area with hopes of more. P. McNemar pointed out that there were several outstanding comments to the plan, and they should be discussed further with Township Staff, the Director of the Bureau of Fire and Township Engineer before receiving a recommendation. The applicant agreed to set up a meeting with the necessary parties and intend to come back at the June Planning Commission Meeting.

There was no public comment.

No formal actions were taken on the plan.

E. #2304 The Towns at Schaefer Run – West and South Phases, Sketch Land Development Plan, the project proposes construction of a total of 128 townhouse units 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. Alban explained the proposed plan noting that the sketch plan has been before the Planning Commission several times and the applicant is seeking general comments. The Planning Commission asked the applicant what had changed since the last time they reviewed the plan. Mr. Harold “Bud” Newton explained the requested waivers associated with this project noting areas on the plans where sidewalk and curbing are shown and not shown based off Township Staff and PennDOT comments prior. He stated that an additional waiver may be required and could change the design. It was noted that a Preliminary Plan was submitted to the Township on May 17, 2021 for review.

No formal actions are required on Sketch Plan submissions.

F. #2304A The Towns at Schaefer Run – Lot Line Adjustment Plan, the project proposes construction of a total of 128 townhouse units within two phases on parcels located near the intersections of the Route 100 Bypass and Weilers and Schaefer Run Roads in Breinigsville. The plan proposes the consolidation of existing parcels into one parent tract for the Towns at Schaefer Run Land Development Plan. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District.

J. Toner explained the proposed plan. No notable issues were seen on the submission other than minor drafting items such as showing rights-of-ways on the plans prior to recording. The newly created lot is in compliance with the Township Zoning Ordinance.

There was no public comment.

P. McNemar made a motion recommending that the Board of Supervisors grant approval to Docket #2304A, conditional on Staff and Engineers review letters dated May 17, 2021. The motion was seconded by K. Snelling and approved 5-0.

P. McNemar made a motion to adjourn the meeting at 11:10 p.m. The motion was seconded by K. Snelling and approved 5-0.