



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

STAFF PRESENT: Director of Community Development Daren Martocci, Asst. Director of Community Development/Zoning Officer, Dan DeMeno, Planning & Zoning Specialist John Toner, Township Engineer, Dave Alban; Township Solicitor, Andrew Schantz

Chairman Chuck 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. J. Toner updated the Planning Commission on current MPC deadlines on active plans. Docket number 2313 has granted the Township a 90-day time extension, the deadline on their plan has been extended to October 13, 2021. Docket number 2084A has granted the Township a 90-day time extension, the deadline on their plan has been extended to October 18, 2021.

II. ACTION ITEMS:

A motion was made to approve the May 2021 meeting minutes. Motion was made by C. Walls, 2nd by M. Werst, Motion passed unanimously (7-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2316	*Fallbrooke Subdivision – Sketch Plan	N/A
2317	*1001 Glenlivet Drive – Sketch Plan	N/A
2318	*Readington Farms – Sketch Plan	N/A
2313	Members 1 st 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
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
2303	*7312 Windsor Drive – Preliminary Land Development Plan	9/14/2021
2291	*Yourway Facility Expansion – Final Land Development	9/14/2021

*Projects being heard in June

IV. PLAN REVIEW:

- A. **#2292 Sheetz Convenience Store, Preliminary/Final Land Development, 951 Trexlertown Road,** 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 and gave a brief explanation on how the plan has gotten to this point in the review process noting that there has been misinformation on the internet regarding the Conditional Use process and the Land Development process with respect to timing. Mr. Blake Marles gave a presentation of the plan. He noted that the Planning Commission has seen this plan in multiple facets during waiver requests, Conditional Use and now the Land Development review and explained that all waivers granted have been included in this plan. At their June 3, 2021 meeting, the Board of Supervisors granted a Conditional Use for this project with requiring additional landscape buffering on the northeast section of the property to protect the existing resident from any vehicle headlights exiting out of the Ruppssville Road exit. B. Marles presented this addition to the Planning Commission.

P. McNemar made a motion recommending that the Board of Supervisors grant approval of Docket #2292, conditional on Staff and Engineer Review letters dated June 14, 2021. Additionally, to have staff confirm there is a note on the plan stating that the existing vegetation located on the northeast corner of the property is to be preserved and maintained in conjunction with the additional buffering required under the Conditional Use Approval. If the note does not exist, the applicant shall place it on the plan.

The motion was seconded by C. Walls and approved 7-0. A discussion was had with Public Comment regarding lights shining into neighboring property's second story windows from the site. The applicant stated that the existing home is a one-story home on that lot and shall not be an issue.

- B. **#2316 Fallbrooke Subdivision, Sketch Plan, 9160 Schantz Road & 410 Twin Ponds Road,** the project proposes a 70-lot subdivision for single family homes utilizing the Conservation by Design requirements. Both public water and sewer are intended to serve the site. The project is located within the Township's R1 – Rural Residential Zoning District.

D. Martocci explained the project noting that the applicant intends to use the Conservation by Design requirements for the development. Staff noted that a portion of the development falls outside the Act 537 boundary line and on-lot sewer is being proposed on those lots. P. McNemar asked questions regarding sidewalks not being included in certain sections and explained that when a formal submission is received, the Planning Commission will look for sidewalks throughout the development. He also noted that when doing the stormwater calculations for the development to plan for the maximum impervious coverage allowable so there will not be permitting issues with future residents.

No formal recommendations are required on Sketch Plan submissions.

- C. **#2303 7312 Windsor Drive Warehouse, Preliminary Land Development, 7312 Windsor Drive**, the project proposes to construct a +/- 90,664 square foot warehouse/office building with associated parking, stormwater management areas, and other site improvements. The project is located within the Township's LI – Light Industrial Zoning District.

D. Martocci explained the proposed plan. It was noted that a Special Exception was required for this use and was granted by the Zoning Hearing Board on November 11, 2020. D. DeMeno explained that under the Special Exception a deadline to submit a plan for review was deemed to be May 11, 2021, the application was received on May 17, 2021. However under Township Ordinance, it is under the discretion of the Zoning Officer to extend that deadline. Seeing that no significant changes were made from the original ZHB presentation, D. DeMeno found it acceptable to accept the application. Discussion was held regarding a waiver on sidewalks on the site. Sidewalks do not exist throughout the development currently, but the Planning Commission may entertain a deferral on the request. D. Alban stated that he would like to have further discussion with the applicant regarding the outstanding comments on the plan; Township Staff, the Planning Commission and the applicant agreed.

No formal action was taken on the plan.

- D. **#2291 Yourway Facility Expansion, Final Land Development, 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.

P. McNemar wanted to place on the record that he is working with the applicant's attorney on a separate project outside of the Township and any decision on this plan will not hold any conflict of interest.

D. Martocci explained the plan and noted that the Planning Commission has seen this plan multiple times as a building addition, preliminary plan and now a final plan. It was noted that all comments from the Bureau of Fire have been reviewed and satisfied. D. Alban requested that he have further discussion with the applicant regarding sewer lateral comments and traffic report comments.

K. Snelling made a motion to recommend to the Board of Supervisors grant approval on Docket #2291, conditional on Staff and Engineers review letters dated June 14, 2021. Additionally, the applicant shall discuss with Township Staff and Township Engineer on remaining sewer lateral comments and traffic report comments prior to going before the Board of Supervisors. A. Miller seconded the motion and approved 7-0. There was no public comment.

- E. **#2317 1001 Glenlivet Drive, Sketch Plan, 1001 Glenlivet Drive**, the project proposed to develop the +/- 4-acre parcel with a 45,000 square foot warehouse/flex/industrial building with associated parking and loading spaces, stormwater and other site improvements. The project is located within the Township's LI – Light Industrial Park Zoning District.

P. McNemar wanted to place on the record that he is working with the applicant's attorney on a separate project outside of the Township and any comments on the plan will not hold any conflict of interest.

D. Martocci explained the plan and noted that a Special Exception is required for this use. A Special Exception application was received by the Township and the applicant is scheduled to be heard on June 23, 2021. It was noted that the applicant is also seeking variances which may impeded on the special exception request as one of the conditions of approval is to be in accordance with local laws. The Planning Commission brought up concerns regarding the required riparian buffer and required tree preservation on the lot citing that the development would require that most trees be removed. The applicant's attorney acknowledged the challenges to the site and asked for guidance.

K. Snelling made a motion that Staff and Engineer review letters, dated June 14, 2021, be forwarded to the Zoning Hearing Board for their June 23, 2021 meeting; which the applicant has been placed on for a Special Exception Request. The applicant shall receive zoning relief prior to coming back before the Planning Commission.

P. McNemar seconded the motion and approved 7-0. There was no public comment. Formal recommendations on the Sketch Plan itself were not made.

- F. **#2318 Readington Farms, Sketch Plan, 8550 Main Street**, the project proposes the construction and operation of a 260,331 square foot dairy processing facility with 13,140 square foot accessory offices. The development will consist of water, sanitary sewer, access drives, parking facilities, stormwater and associated roadway improvements.

P. McNemar wanted to place on the record that he is working with the applicant's traffic engineer on a separate project outside of the Township and any comments on the plan will not hold any conflict of interest.

D. Martocci explained the proposed plan. John McRoberts, The Pidcock Company, wanted to discuss the Glenlivet Drive Extension concept that is seen on the Readington Farms Plan. At the moment, they are still deciding on minor details on the future extension and a plan should be submitted in the next coming weeks for review by the Township. Kristi Kangas, President of Readington Farms, and Bruce Anderson gave a presentation about the company and the plan describing internal traffic circulation. The Planning Commission expressed concerns about truck traffic traveling through Fogelsville. K. Kangas stated that Readington Farms owns most, if not, all of their trucks and can control which routes their drivers take to a from the site. She stated that she will work with the Township to avoid truck traffic traveling through Fogelsville to the best of her abilities.

A discussion was held with Public Comment regarding control of truck traffic. The Planning Commission noted that this was discussed and acknowledged in the applicant's presentation.

A formal recommendation is not required on a Sketch Plan submission.

K. Snelling made a motion to adjourn the meeting at 9:36 p.m. The motion was seconded by P. McNemar and approved 7-0.