



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

September 13, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

MEMBERS PRESENT: Charles Deprill, Chairman; Paul McNemar, Vice-Chairman; Kim Snelling; Tim Helmer; Mike Werst, Chris Walls

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; Township Conflict Engineer, Stan Wojciechowski

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. J. Toner updated the Planning Commission on current MPC deadlines on active plans. Docket number 2084A has granted the Township a 90-day time extension, the deadline on their plan has been extended to January 16, 2022. Docket number 2318 has granted the Township a 90-day time extension, the deadline on their plan has been extended to January 17, 2022. J. Toner also noted that Docket number 2324 has requested to table themselves for this meeting and will be resubmitting for October.

II. ACTION ITEMS:

A motion was made to approve the August 2021 meeting minutes. Motion was made by C. Walls, 2nd by M. Werst, Motion passed unanimously (6-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2328	*7034 Ambassador Drive – Sketch Plan	N/A
2084A	Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	10/18/2021
2318	Readington Farms – Preliminary Plan	10/19/2021
2311	*10543 Schantz Road – Minor Subdivision Plan	11/14/2021
2321	*UMT Community Center – Preliminary/Final Land Development	11/16/2021
2325	Green Hills Commerce Center Building III Addition – Prelim/Final	11/16/2021
2202	6500 Chapmans Road – Land Development	11/28/2021
2062	Hassen Creek Estates – Subdivision Plan	11/30/2021
2305	5239 W Tilghman Street Addition – Land Development	12/11/2021
2304	*Towns at Schafer Run – Preliminary Land Development	12/13/2021
2329	*Werst Lot Line Adjustment – Lot Line Adjustment Plan	12/14/2021
2324	*Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	12/14/2021

*Projects being heard in September

IV. PLAN REVIEW

- A. **#2321 Upper Macungie Township Community Center, Preliminary/Final Subdivision & Land Development Plan, 340 Grange Road & 6914 Ruppssville Road**, the project proposed a new 191,631 SF indoor recreational facility with associated stormwater, parking areas and extension of utilities. In addition, the plans include a proposed roundabout at the intersection of Lenape Trail and Grange Road. The project is located within the Township's R2 – Low Density Residential District;

J. Toner explained the proposed plan and noted that since the Township is the applicant on this plan, the Planning Commission will act as the governing body and ultimately make the decision on the plan pertaining to the Subdivision & Land Development Ordinance. D. DeMeno also noted that under provisions in the ordinance, the Township is exempt from the Zoning Ordinance requirements.

J. Toner explained that since the August Meeting, the plan has been updated to reflect the previously granted waivers. The plan was also updated to address the Planning Commission's concerns such as defining a loading/unloading space, fire connections and parking area conflicts. Additionally, the conflict engineer's comments regarding additional plantings in the stormwater management areas were added as well as the 5' grass strip for sidewalk separation along the internal driveways. The Township is also before the Planning Commission for two outstanding waiver requests.

P. McNemar made a motion to grant approval to the following waiver requests based on the comments found in a letter from the Township Conflict Engineer, Stan Wojciechowski, dated September 9, 2021:

1. A Waiver Request from Section 22-703.3.C(1): to allow the applicant to not install curbing along the proposed access drives as to provide better drainage patterns from the site.
2. A Waiver Request from Section 22-709.1.C(1)(m): to allow the applicant to not have a minimum slope of 2% on roadside swales.

P. McNemar made a motion to grant approval to the Preliminary/Final Subdivision & Land Development Plan based on the following condition:

1. A wayfinding signage plan be provided to be reviewed and approved by the Township Conflict Engineer.

The motion was seconded by C. Walls and approved 5 – 0. K. Snelling abstained from voting citing personal reasons pertaining to the plan. Members of the public were particularly concerned with the proposed roundabout at the intersection of Grange Road and Lenape Trail citing traffic backups, safety, lighting, and tractor trailers. D. Alban explained that the traffic study conducted supported the roundabout as it improves the intersection during the parks heaviest use. He also noted that with the roundabout, it will help curb speeding along the roadway and will help deter excessive use of tractor trailers.

- B. **#2328 7034 Ambassador Drive, Sketch Plan**, the project proposes a 154,000sqft warehouse, applicable parking, and stormwater management facilities. The applicant owns and operates the facility immediately east at 6950 Ambassador Drive. The proposed plan is situated within the Township's LI – Light Industrial Zoning District;

D. Martocci explained the proposed plan noting that a warehouse use within the LI Zoning District would require a Special Exception permit from the Zoning Hearing Board and the applicant cannot proceed with Land Development without one. The applicant's engineer and the Planning Commission had discussions

about the internal driveway connections between the properties noting that it was to keep trucks flowing within the site rather than connecting back onto the main road to access both properties. Additional conversation ensued regarding stormwater management and the possibility of adding snow scrapers to the site.

No motions were made on the plan. Members of the public expressed concerns about traffic flow, tractor trailer traffic and noise concerns. D. Martocci noted that those questions would be answered during the Zoning Hearing Board Meeting when the applicant applies for their Special Exception which, at this time, has not been submitted yet.

C. **#2329 Werst Lot Line Adjustment, Lot Line Adjustment Plan**, the project proposes to move existing lot lines to create "Lot 1" and consolidate it into existing lot addressed as 464 Mountain View Court. The proposed plan is situated within the Township's R2 – Low Density Residential Zoning District;

Michael Werst, the applicant and Planning Commission Member, recused himself prior to the Planning Commission discussing his plan. D. Martocci explained the proposed plan. D. DeMeno noted that there were no zoning issues. D. Alban noted that the comments on the plan were very minor and noted that an LVPC Review letter would be required. M. Werst noted that the plan was submitted to the LVPC and the Township is awaiting the letter. M. Werst noted the comments will be addressed and agreed to the conditions set forth in the Engineer Review letter as well as any comments in the Township Staff Review letter.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval to the Final Plan based on the following conditions:

1. The applicant shall address any questions, comments, concerns, or conditions listed in the Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated September 13, 2021.
2. The applicant shall address any questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Township Engineer, dated September 13, 2021.

The motion was seconded by K. Snelling and approved 5-0. There was no public comment.

D. **#2304 The Towns at Schafer Run – West and South Phases, Preliminary Land Development**, the project proposes construction of a total of 128 townhouse units within two phases on parcels located near the intersection of Route 100 Bypass and Weilers and Schafer Run Roads in Breinigsville. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District;

D. Martocci explained the proposed plan and noted that the Planning Commission has seen this plan many times before. D. Alban explained that he is comfortable with moving the plan along for a recommendation despite the numerous comments, but he is confident they can be addressed when the applicant submits a Final Plan for review. D. Alban noted that he supports the requested waivers from the applicant. Bud Newton, the applicant's engineer, stated that he is prepared to make the changes requested by the Township Engineer and noted that he is waiting on 3rd Party Reviews to come back to finalize the plan.

T. Helmer made a motion to recommend to the Board of Supervisors grant approval to the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated September 13, 2021:

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1. A Waiver Request from Section 22-703.D(3): to allow the applicant to not have the required minimum radius of 20 feet for entrances to residential subdivisions on the North section.
 2. A Waiver Request from the T.I.C.S Detail 1-1: to allow the applicant to not have a 5' grass strip between the curb and the sidewalks.

The motion was seconded by P. McNemar and approved 6-0.

T. Helmer made a motion to recommend to the Board of Supervisors grant approval to the Preliminary Plan based on the following conditions:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission memo from John Toner, Planning & Zoning Specialist, dated September 15, 2021.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated September 13, 2021.

The motion was seconded by P. McNemar and approved 6-0. There was discussion between the Planning Commission and members of the public regarding traffic concerns, particularly bicyclists. Mr. Newton explained that PennDOT had the same concerns and asked him to address them. He is awaiting for a reply from them on the revisions he made.

C. Walls made a motion to adjourn the meeting at 8:50PM. The motion was seconded by P. McNemar and approved 6-0.