



**UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

**October 20, 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, Aubrie Miller

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 2202 has granted the Township a 90-day time extension, the deadline on their plan has been extended to February 25, 2022. Docket number 2062 has not granted the Township a 90-day time extension, the deadline on their plan is November 30, 2021. J. Toner noted that, under the MPC, the Board of Supervisors must act on the plan prior to that date and the plan. He further explained that the Planning Commission may make a recommendation to forward to the Board however the plan will be placed on the November Board of Supervisor’s Agenda for a decision.

**P. McNemar made a motion to recommend to the Board of Supervisors deny Docket Number 2062 the Preliminary/Final Subdivision Plan for Hassen Creek Estates based on the following conditions:**

1. The applicant has failed to address the questions, comments, concerns, or conditions listed in the Township Planning Commission memo from John Toner, Planning & Zoning Specialist, dated May 17, 2021.
2. The applicant has failed to address the questions, comments, concerns, or conditions listed in the Engineer’s Report from Dave Alban, P.E., Township Engineer, dated May 17, 2021.

The motion was seconded by T. Helmer and approved 7-0. There was no public comment.

**II. ACTION ITEMS:**

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

**III. PLANNING DOCKET REVIEW TIMETABLE:**

| Docket | Projects in Review                                       |                                       |
|--------|--|---------------------------------------|
|        | Project  | 90 or 45 Day Period (MPC Section 508) |
| 2311   | *10543 Schantz Road – Minor Subdivision Plan             | 11/14/2021                            |
| 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                            |
| 2324   | *Glenlivet Drive W Extension & Subdivision – Sub/LD Plan | 12/14/2021                            |

|       |  |            |
|-------|--|------------|
| 2084A | <i>*Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan</i> | 1/16/2022  |
| 2318  | Readington Farms – Preliminary Plan  | 1/17/2022  |
| 2323  | <i>*LRE Allentown LLC Building Expansion – Preliminary/Final Plan</i>                | 1/18/2022  |
| 2325  | Green Hills Commerce Center Building III Addition – Prelim/Final                     | 02/14/2022 |

**\*Projects being heard in October**

**IV. PLAN REVIEW**

A. **#2323 LRE Allentown LLC Building Expansion, Preliminary/Final Land Development Plan, 8001 Industrial Boulevard**, the project proposes a 130,000 sqft warehouse expansion to the existing building and supporting parking. The site will also contain related site amenities and improvements inclusive to parking, access roadways, utilities, and stormwater management;

D. Martocci explained the plan noting that a phased approach would be taken. The parking lot would be constructed first and then the building addition to be constructed over a portion of the proposed parking. Seth Gaham, the applicant’s engineer, noted that he has reviewed the Township’s comments and the applicant would comply with them, noting that they will provide a sidewalk as described within the Township’s comments. He also noted that the applicant will provide a landscaping and lighting plan and other plans required under the Township’s Subdivision & Land Development Ordinance.

Brian Werrell, NFI Industries, asked a question regarding the phasing comment found with the Planning Commission Memo provided by J. Toner. It was suggested by Staff that the plan be submitted as a Preliminary Plan if the phases would be constructed more than 5 years from each other. B. Werrell noted that the phasing would take place within 5 years of each other and would like to move forward as a Preliminary/Final Land Development Plan. D. Alban agreed and requested a phasing note be placed on the plan to confirm.

D. DeMeno noted that a traffic study would be required under Zoning Ordinance requirements. S. Gaham asked if the previous traffic study would suffice from the original plan. The previous study was conducted in the late 1990’s and the Planning Commission felt an updated traffic study would be required. Tyler Kraus, McMahan & Associates, addressed the Planning Commission on that comment. P. McNemar would like it noted that he is working with T. Kraus on another project outside of the Township and it would not be an issue making any recommendations moving forward for this plan. T. Krause noted that he is in the middle of conducting a Trip Generation Report and stated that the numbers are not straying from the original plan numbers. Once the report is finished, he is happy to send the information to D. Alban for review.

**No motions were taken on the plan. There was no public comment.**

B. **#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 & sewer. The project is located within the Township’s RU1.5 – Rural 1.5 Zoning District;

Martocci explained the plan noting that since the plan has been revised, removing infiltration systems from the plan, a waiver from that requirement is no longer needed. Joseph Rentko, Black Forest Engineering, represented the plan. He explained that since the last time the plan was submitted, accessory structure issues and driveway placement on the site has been resolved (all concerns on previous submissions). The outlying condition left is obtaining a Highway Occupancy permit (HOP) from PennDOT. The applicant is willing to comply with all the comments listed within the Township Planning Commission Memo from J. Toner and the Engineer's Review Letter.

**P. McNemar made a motion to recommend to the Board of Supervisors grant approval to the Preliminary/Final Subdivision Plan based on the following comments:**

- 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 October 18, 2021.**
- 2. The applicant shall address and questions, comments, concerns, or conditions listed in the Engineer's Report from Dave Alban, P.E., Township Engineer, dated October 18, 2021.**

The motion was seconded by A. Miller and approved 7-0. There was no public comment.

**C. #2084A Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental Grading 1670 PA Route 100, Revised Final Plan**, the project is a revision to the Lehigh Hills Lot 5 Subdivision Plan to amend the grading plans throughout the development, to include Ryan Homes' proposed dwellings and increased stormwater coverage;

D. Martocci explained the proposed plan noting that the applicant has been before the Planning Commission previously and has considered the comments from the Planning Commission and incorporated them into the revised plan, most notably the addition of sidewalks along Nursery Street, and landscaping berm angulation along certain properties. He also explained that the Board of Supervisors have granted a waiver for this plan at their July 1, 2021, meeting. D. Alban noted that the stormwater reports have been updated to include the change in impervious coverage and the calculations are correct. He also pointed out that the applicant still needs to add notes on the plan regarding the HOA maintaining any steep slopes throughout the property and the retaining wall that's being proposed as well as showing an easement for that. Rob Lewis, the applicant's attorney, noted that they are willing to comply with this request and are seeking a recommendation this evening.

Members of the public noted that they would like to see sidewalks along portions of Church Street. The Planning Commission noted that because of a settlement agreement associated with this plan, they could not ask for extension of items approved under that agreement.

**The Planning Commission took no action on this application.**

**D. #2324 Glenlivet Drive West Extension & Subdivision, Preliminary/Final Land Development Plan, 8363 Main Street, 8557 Main Street & 1260 Church Street**, the project proposes the construction and development of 52 single family residential dwellings. Additionally, the development will consist of the construction of waterlines, sanitary sewer, access driveways, storm sewer, stormwater management facilities and associated roadway improvements. The proposed plan is situated within the Township's R1 – Rural Residential Zoning District;

D. Martocci explained the proposed plan noting that the Glenlivet Extension presented on the plan has been in the Township Comprehensive Plans since 1992 and will be entirely developer funded. Most notably he pointed out that the Township states that portions of this property are outside of the

Township's Urban Growth Boundary Line, which would require lots on that portion to be larger than presented and have on-lot sewer systems. The applicant's engineer, John McRoberts, explained that the Pennsylvania Department of Environmental Protection (DEP) has stated that area should have public sewer connected to it. Township Staff has requested official documentation from DEP confirming this. If DEP does not confirm, the design of the plan will change. The Planning Commission noted concerns regarding "Street B" being used as a shortcut and how to prevent excessive speeding down the Glenlivet Extension citing usage of stop signs or signalized intersections. J. McRoberts stated that the developer is willing to discuss these items further with the Township Engineer.

P. McNemar asked why the sidewalks are aligned the way they are presented and if they could be realigned to better serve Fogelsville. J. McRoberts explained that because of the topography of the land, this was the best design to provide sidewalks throughout the development. K. Snelling mentioned that this property can get flooded during heavy rain events and asked where the water would go to once developed. D. Alban explained that the proposed basin in the development would alleviate that flooding. During discussion, it was brought up that the Lehigh Valley Planning Commission suggested a roundabout at the proposed intersection of realigned Haaf Road and Main Street. The plan does depict right-of-way for a future roundabout but does not propose one currently.

Members of the public, who border the property on the Fogelsville side, asked the applicant's engineer how the regrading of the property will affect them. J. McRoberts explained that the grading on that side of the property is sloped towards the proposed homes, not towards the existing homes. D. Alban explained further that there is a swale behind the proposed homes that will capture runoff and direct it to a proposed stormwater facility. Other members of the public expressed concern about tractor trailer speeds on Glenlivet Drive. It was noted that the road is being designed to handle tractor trailer use to act as a bypass from Fogelsville, J. McRoberts took in the residents' concerns regarding crosswalks and safety and will discuss further with the Township Engineer in revised version of the plans.

**The Planning Commission took no action on this application.**

## **V. OTHER BUSINESS**

D. Martocci presented amendments to the Upper Macungie Township Zoning Ordinance, specifically § 27-202 Terms Defined, § 27-603 Design Standards for Off-Street Parking, § 27-703 Miscellaneous Signs Not Requiring Permits, § 27-704 Freestanding and Wall Signs, Wall and Window Signs, § 27-709 Prohibited Signs, and § 27-711 Measurement and Major Types of Signs.

The Planning Commission suggested to Staff to reconsider certain definitions within the proposed language.

**P. McNemar made a motion to recommend to the Board of Supervisors grant approval to the proposed ordinance amendments. The motion was seconded by T. Helmer.**

D. Alban presented amendments to the Upper Macungie Township Subdivision & Land Development Ordinance and requested feedback from the Planning Commission prior to receiving a recommendation to move forward to the Board of Supervisors. The Planning Commission asked D. Alban to look into provisions for traffic calming, sidewalks/access along access roads and driveways, requirements to submit plan submissions to LANTA and requirements for residential subdivisions to submit to Parkland School District for bus stop accommodations.

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**C. Walls made a motion to adjourn the meeting at 8:50PM. The motion was seconded by M. Werst and approved 7-0.**