



**UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

**November 17, 2021**

**I. CALL TO ORDER/PLEDGE TO THE FLAG:**

Meeting called to order at 7:00 PM by Tim Helmer

MEMBERS PRESENT: 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

Tim Helmer 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 2305 has granted the Township a 90-day time extension, the deadline on their plan has been extended to March 11, 2022. Docket number 2324 has granted the Township a 90-day time extension, the deadline on their plan is March 14, 2021.

**II. ACTION ITEMS:**

A motion was made to approve the October 2021 meeting minutes. Motion was made by C. Walls, 2<sup>nd</sup> by M. Werst, Motion passed unanimously (4-0).

**III. PLANNING DOCKET REVIEW TIMETABLE:**

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
<b>2333</b>	<b>*Ruppsville Road Center – Sketch Plan</b>	<b>N/A</b>
2305	5239 W Tilghman Street Addition – Land Development	12/11/2021
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	12/14/2021
2084A	Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	1/16/2022
2318	Readington Farms – Preliminary Plan	1/17/2022
2323	LRE Allentown LLC Building Expansion – Preliminary/Final Plan	1/18/2022
<b>2325</b>	<b>*Green Hills Commerce Center Building III Addition – Prelim/Final</b>	<b>02/14/2022</b>
2332	Subdivision of Patrick Steward – Subdivision Plan	2/15/2022
2202	6500 Chapmans Road – Land Development	2/25/2022
2062	Hassen Creek Estates – Subdivision Plan	2/28/2022

*\*Projects being heard in November*

**IV. PLAN REVIEW**

A. **#2333 Ruppsville Road Center, Sketch Plan, 7420 – 7512 Ruppsville Road**, the project proposed to build a 44,000 square foot spec building and a 7,000 square foot spec building. The property is located at the end of the cul-de-sac on Ruppsville Road situated within the Township’s LI – Light Industrial Zoning District;

D. Martocci explained the plan which is located at 7420 & 7512 Ruppsville Road located at the end of the cul-de-sac abutting Route 222. The site is currently two separate lots, which the applicant proposed to consolidate. Once consolidated, the applicant is proposing to construct a 44,000sqft warehouse and a 7,000sqft warehouse. The applicant has not stated a specific use for the proposed buildings but they are noted on the plans as “warehouses” which is an allowable use by Special Exception within the Townships LI – Light Industrial District.

Kevin Tamerler, the applicant, explained that he is aware of the PP&L overhead powerline easement on the property and has been in touch with PP&L on their thoughts of the plan. PP&L preferred to get the Township’s opinion first before they were to decide which is why he submitted a Sketch Plan. D. Alban offered to give Mark Bradbury, the applicant’s engineer, his PP&L contact to hopefully facilitate a quicker response on the plan. He also noted that the plan should also be sent to the Lehigh County Authority (LCA) as a sanitary sewer easement exists on the property and see if LCA has any plans to utilize that existing easement in the event of an expansion and finally noting that Ruppsville Road is a PennDOT roadway which an HOP Permit would be required for the access points being proposed for the site. He further noted that the applicant would need to look into geotechnical testing, Ruppsville Road width requirements, sidewalks and curbing.

The Planning Commission asked the applicant to keep traffic in mind when seeking out tenants as the area is already surrounded by other industrial uses that add truck traffic to the roads. They suggested to possibly look into multi-tenant use buildings rather than warehouse uses. The applicant noted the suggestions.

**No motions are required on Sketch Plan submissions. There was no public comment.**

**B. #2325 Green Hills Commerce Center Building Addition, 5925 Tilghman Street, Preliminary/Final Land Development**, the project proposes an additional 11,200 SF office building at the existing site. The plan includes additional parking areas. The proposed plan is situated within the Township’s HC – Highway Commercial Zoning District;

D. Martocci explained the plan noting that the Planning Commission has seen this plan at their August Meeting. Since that meeting, the applicant has addressed most, if not all, of D. DeMeno’s concerns regarding zoning. Some minor details need to be added to the plan but should not be an issue. The Director of the Bureau of Fire still has some concerns regarding fire access and those would need to be addressed prior to moving forward. Much of the discussion had in August was the possibility of a connection from the Green Hills Development through this property connecting to Tilghman Street which is now present on the plan.

The applicant’s attorney, Eric Shock, noted that waivers were identified in the Engineer’s review letter and distributed waiver requests to the Planning Commission and Township Staff pertaining to street trees, vegetative screening, and the walking trail construction. D. Alban noted that the applicant states that they do not need any additional sewer allocation as they are using previous allocation from several years ago that was approved, as long as documents were submitted to him and reviewed, he sees no issue with this claim.

More discussion was had with the proposed walking path on its construction, materials, placement and who would maintain the path. The applicant stated he would maintain the path and would like to use pervious materials wherever possible to not add to the stormwater calculations. Further discussion would have to be had with the Township Engineer and the applicants’ engineer on this subject to see if this is a possibility as the material presented does not align with Township Construction Standards.

D. Martocci made a suggestion to have the trail deferred as the Township will be conducting a Trails study within the next year and would want to be sure that this connection is appropriate for the area especially since the trail would encourage pedestrian to cross active railroad tracks, safety is a top priority. T. Helmer suggested to the applicant to address any remaining concerns with Staff prior to receiving a recommendation. The applicant agreed.

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No Motion was made on the plan. Several members of the public noted that they were in favor of the proposed connection, stating that it would be beneficial for Township residents and wish that it would not get delayed.

**V. OTHER BUSINESS**

**Proposed Mixed-Use Language**

J. Toner presented the Planning Commission at their Monday night workshop meeting with proposed Mixed-Use Language. He would like the Planning Commission to review the language one more time before officially drafting an ordinance for their review. Once an official ordinance is drafted, a public hearing will be advertised for public comment in accordance with the MPC requirements.

The Planning Commission noted this statement.

**Proposed Amendments to Section 22 of the Upper Macungie Township Subdivision & Land Development Ordinance**

D. Alban presented the changes within the proposed ordinance language. Language includes changes to plan submissions requirements and procedures, design standards, and improvements specifications. At the October Planning Commission Meeting, the Planning Commission recommended that Staff investigate sidewalk/access along access roadways and driveways and provisions for traffic calming. D. Alban included the sidewalk/access in the updated language however felt that provisions for traffic calming should be saved for when the Township does a rewrite of the entire SLDO. The Planning Commission agreed.

C. Walls made a motion to recommend to the Board of Supervisors approve the ordinance amendments as presented by the Township Engineer. The Motion was seconded by A. Miller and passed 4-0. Members of the public noted that they would like to be able to access ordinance changes easier in the future.

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A. Miller made a motion to adjourn the meeting at 7:54 PM. The motion was seconded by M. Werst and approved 4-0.