



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

January 19, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar, 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 Solicitor, Andrew Schantz

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.

Chairman Deprill announced that the annual reorganization of the Planning Commission shall be voted on before proceeding with the meeting. C. Walls made a motion to retain the officers from 2021. The motion was seconded by A. Miller and passed 4-0. The current officers abstained from voting. There was no public comment. Charles Deprill will remain Chairman, Paul McNemar will remain Vice-Chairman, and Kim Snelling will remain Secretary.

J. Toner updated the Planning Commission on current MPC deadlines on active plans. Both Docket Numbers 2202 and 2062 are to be placed on the February Board of Supervisors Meetings for denial. Docket Number 2202 has had no activity on the plan since 2016 and has not satisfied Staff and Engineer comments. Docket Number 2062 has recently received determination from the PA Department of Environmental Protection (DEP) that they will need an NPDES for the entire project or have the NPDES Permit attached to one lot that will be responsible for the entire tract. The current plan does not meet those standards. D. Martocci noted that the applicants engineer will be attending the February 3, 2022, Board of Supervisors Meeting to discuss further options for the plan.

P. McNemar made a motion to recommend to the Board of Supervisors deny the Preliminary Land Development Plan based on inactivity of the plan in addition to not being in compliance with Upper Macungie Township Subdivision & Land Development Ordinance and the Zoning Ordinance according to the latest Staff & Engineer review letters.

The motion was seconded by C. Walls and passed 7-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors deny the Subdivision Plan based off the most recent Staff & Engineer Review Letters.

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

II. ACTION ITEMS:

A Motion was made by C. Walls, to approve the December 15, 2021, Meeting Minutes. It was 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)
2202	6500 Chapmans Road – Land Development	2/25/2022
2062	Hassen Creek Estates – Subdivision Plan	2/28/2022
2305	5239 W Tilghman Street Addition – Land Development	3/11/2022
2299	Hidden Meadows Ph. 3 – Land Development	3/12/2022
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	3/14/2022
2316	Fallbrooke – Subdivision & Land Development	3/15/2022
2318	Readington Farms – Preliminary Plan	4/17/2022
2323	LRE Allentown LLC Building Expansion – Preliminary/Final Plan	4/18/2022
2325	Green Hills Commerce Center Building III Addition – Prelim/Final	5/15/2022
2332	Subdivision of Patrick Steward – Subdivision Plan	5/16/2022

**Projects being heard in January*

IV. PLAN REVIEW: None

V. OTHER BUSINESS

A. Mixed-Use Zoning Amendment Review

J. Toner presented the amendment noting that the draft in front of the Planning Commission is in a finalized form but input from the Planning Commission on some items is needed before presenting the final draft to the Board of Supervisors. Discussion included new definitions being proposed, such as retail/commercial uses, parking requirements, public vs. private streets, townhome and twin driveway and garage locations. The Planning Commission reviewed parking locations near “town squares” and “parks” or “open spaces”. It was recommended to develop a new definition for “town square” or strike the term all together. The intention is to deter parking near these areas to prevent vehicular and pedestrian/bike conflicts.

The Planning Commission also reviewed the requirements which strongly encourage placement of attached or detached garages for parking for townhomes and/or twins near the rear of the lots. It was agreed that this requirement would provide for more friendly neighborhood development or traditional village or row home style development.

Staff will review the recommendations and provide a final draft for the February or March Planning Commission Meeting.

B. Agricultural and Conservation Resource Zoning Review

D. Martocci presented the information to the Planning Commission. He explained that these ordinances stem from the 2019 Upper Macungie Township Comprehensive Plan to preserve and conserve land within the Township. The areas being focused on with this ordinance would be the RU1.5, R1, & R3 Zoning Districts. The ordinance will encourage preservation by decreasing the lot size requirements and building along existing roadways rather than construct new roads. It was asked of the Planning Commission to provide input on mechanisms to put in place to preserve the lands by percentages or by a sliding scale or another concept that a member can think of.

The Planning Commission will review the prepared draft ordinance and discuss with Township Staff on thoughts moving forward.

C. Industrial Zoning Review

D. Martocci presented the information to the Planning Commission. The proposal would break the current LI and LI(L) Zoning Districts into 3 districts by intensity to better buffer industrial uses from residential uses. D. Martocci asked the Planning Commission to read of the proposed language to comment on whether the uses are appropriate for their respective zones based on intensity.

The Planning Commission will review the prepared draft ordinance and discuss with Township Staff on thoughts moving forward.

D. Annual Report

In accordance with the Pennsylvania Municipalities Code, Section 207, a summary report is required to be submitted to describe the activities of the Upper Macungie Township Planning Commission during 2021 and forwarded to the Board of Supervisors. The Annual Report is due by March 1, 2022. Township Staff asked if the Planning Commission could read over the report and notify them of any changes that need to occur, if any.

T. Helmer made a motion to adjourn the meeting at 8:15 PM. The motion was seconded by P. McNemar and approved 7-0.