



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

February 16, 2022

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Vice-Chairman Paul McNemar

MEMBERS PRESENT: Vice Chairman; Paul McNemar, Kim Snelling, Tim Helmer, Chris Walls

STAFF PRESENT: Director of Community Development Daren Martocci, Planning & Zoning Specialist John Toner; Township Solicitor, Andrew Schantz; Township Engineer Dave Alban, Permits Clerk Roxann Colfer

Vice Chairman Paul McNemar 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 June 9, 2022. Docket number 2324 has granted the Township a 90-Day Extension, the deadline on their plan has been extended to June 12, 2022. Docket number 2316 has granted the Township a 90-Day Extension, the deadline on their plan has been extended to June 13, 2022.

II. ACTION ITEMS:

A motion was made to approve the January 2022 meeting minutes. Motion was made by C. Walls, to approve the Minutes. It was 2nd by K. Snelling, Motion passed unanimously (4-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

	Projects in Review	
Docket	Project	90 or 45 Day Period (MPC Section 508)
2305	5239 W Tilghman Street Addition – Land Development	3/11/2022
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	3/14/2022
2316	Fallbrooke – Subdivision & Land Development	3/15/2022
2323	LRE Allentown LLC Building Expansion – Preliminary/Final Plan	4/18/2022
<i>*2326</i>	<i>Carriage East – Preliminary Sub/LD Plan</i>	<i>5/14/2022</i>
<i>*2330</i>	<i>Taco Bell – Prelim/Final Land Development</i>	<i>5/24/2022</i>

**Projects being heard in February*

IV. PLAN REVIEW

A. #2326 Carriage East, Preliminary Subdivision Plan, 5137 Schantz Road, the plan proposes to subdivision and develop the lot into 11 buildable lots for single-family detached dwellings. Additionally, the plan proposes to extend Surrey Court to provide access for the lots as well as have the lots served by both public sewer and water. The proposed plan is located within the Township’s R2 – Low Density Residential Zoning District.

J. Toner explained the proposed plan noting that Township Staff & Engineer discussed with the Planning Commission issues with sidewalk placement, roadway distance from driveway, roadway design, intersection separation requirements, and stormwater designs for the site. The applicant’s engineer, M. Smith, stated that he has received comment letters from Township Staff and Engineer and will discuss solutions moving forward before coming back for a recommendation. He also stated that the stormwater design is preliminary and would investigate

adjusting impervious coverage calculations for the proposed lots. Solicitor A. Schantz brought up concerns with the applicant regarding proposed lots along the I-78 frontage citing shallow depths and little room for accessory structures and should be discussed with Township Staff as well.

No motions were made on the plan and no public comment.

- B. #2330 Taco Bell, Preliminary/Final Land Development, 248 PA Route 100**, the plan proposes to demolish the existing building and improvements on site to construct a new Taco Bell building with a double drive thru layout. Other site improvements proposed are curbing, landscaping, and lighting. The proposed plan is located within the Township's HC – Highway Commercial Zoning District.

J. Toner explained the proposed plan. He explained that the applicant sought variances for this project in June of 2021 and were granted by the Zoning Hearing Board on that condition that they submit a complete set of plans to the Township for review within 6-months which was not done with the time allotted. The applicant must go back to the Zoning Hearing Board to request the variances again. This was noted in the Township Staff report which was forwarded to the applicant. The applicant's engineer, Christian Jameson, acknowledged that they will be going back to the Zoning Hearing Board for the required relief.

The Planning Commission discussed with the applicant concerns regarding internal traffic circulation, parking, and timing of deliveries as the site has its constraints and the popularity of curbside pickup services. The restaurant owner, Joe DePescale, explained that deliveries occur when the restaurant is closed, and drivers have access to the building so deliveries will not disrupt daily use. He also explained that the curbside pickup services shouldn't be an issue as they are high turnover spots. Other concerns brought up concerns regarding fire truck access to the site and it was suggested the applicant meet with the Director of the Bureau of Fire to discuss options moving forward. D. Alban also requested that a discussion about possible connection and capture of stormwater runoff be had with Township Staff and Engineer. The Planning Commission also requested that comments from the meeting and Staff Reports be forwarded to the Zoning Hearing Board when the applicant returns for variance requests.

No motions were made on the plan. Supervisor Ghai asked questions regarding the proposed lighting on the site noting issues at another establishment within the Township. C. Jameson explained that a lighting plan has been submitted for review, as required, and is in compliance with Township Ordinances.

V. OTHER BUSINESS

A. Mixed-Use Zoning Amendment – Consideration for Recommendation

J. Toner presented the amendment noting that the Planning Commission has reviewed this amendment at past meetings and the draft before them has taken their comments into consideration. If a recommendation is given on the amendment, Township Staff will begin the processes of public hearings and advertising and submit the amendment to the Lehigh Valley Planning Commission (LVPC) for review as required by the Pennsylvania Municipalities Planning Code (MPC).

T. Helmer made a motion to recommend to the Board of Supervisors approve the amendment as presented by Township Staff. The motion was seconded by C. Walls and approved (4-0).

K. Snelling made a motion to adjourn the meeting at 7:28 PM. The motion was seconded by C. Walls and approved 4-0.