



**UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

**April 20, 2022**

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

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

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar, Aubrie Miller, Chris Walls, Mike Werst

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

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 MPC Timelines. Docket No. 2326 will be giving the Township a time extension with a resubmission of the plan. The deadline for a decision on that plan would be August 12, 2022. Docket No. 2330 has given the Township a time extension and their deadline is now August 22, 2022. Docket Nos. 2332 & 2062 are being placed on the May Agenda for the Board of Supervisors.

**II. ACTION ITEMS:**

A motion was made to approve the March 16, 2022, meeting minutes. Motion was made by C. Walls, to approve the Minutes. It was 2<sup>nd</sup> by P. McNemar, Motion passed unanimously (5-0).

**III. PLANNING DOCKET REVIEW TIMETABLE:**

Docket	Projects in Review	
	Project	90 or 45 Day Period <i>(MPC Section 508)</i>
2326	Carriage East – Preliminary Sub/LD Plan	5/14/2022
2332	Subdivision of Patrick Steward – Major Subdivision	5/16/2022
2330	Taco Bell – Prelim/Final Land Development	5/24/2022
2062	Hassen Creek Estates – Subdivision Plan	5/29/2022
<i>*2337</i>	<i>Sam Adams Parking Lot Additions – Final Land Development</i>	<i>6/8/2022</i>
<i>*2305</i>	<i>5239 W Tilghman Street Addition – Land Development</i>	<i>6/9/2022</i>
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	6/12/2022
2317	1001 Glenlivet Drive – Prelim/Final Land Development	6/14/2022
2202	6500 Chapmans Road – Land Development	8/24/2022

*\*Projects being heard in March*

**IV. PLAN REVIEW**

A. #2305 5239 W Tilghman Street Addition (Heeps), 5239 W Tilghman Street, Preliminary/Final Land Development Plan, the project proposes to construct a 5,035 SF addition to the west side of the existing building. The project also proposes a 7,055 SF addition with a 2,280 SF docking area on the north side of the existing building. Additional paving is included in the plan. The project is location in the Township’s HC-Highway Commercial Zoning District;

---

D. Martocci explained the plan noting that the Planning Commission reviewed and commented on this plan in early 2021. He noted that within the waiver requests from the applicant was a waiver from the 2015 International Fire Code (IFC) which the applicant may have to seek relief from the Board of Appeals as the Planning Commission nor the Board of Supervisors can grant waivers from the IFC. The applicant's engineer, Mark Bradbury, acknowledged this. He asked how to begin that process. D. Martocci stated he needed to get in touch with the Director of Bureau of Fire set up a meeting since it falls under the IFC.

D. Alban noted that the applicant's engineer satisfied most of his comments from previous reviews. The remaining comments can be addressed before going before the Board of Supervisors.

P. McNemar made a motion to recommend to the Board of Supervisors approve the following waiver and deferral requests based on comments found in a letter from the Township Engineer, Dave Alban, dated April 18, 2022:

1. To recommend approval of a waiver from Section 22-503.1: to allow the applicant to submit the plans as Preliminary/Final.
2. To recommend a deferral from Section 22-704.9 A & C: to allow the applicant to install curbing and sidewalk along Tilghman Street when the Township deems it appropriate.
3. A waiver was requested from Section 22-403.5(D) which was agreed that it is no longer needed as the applicant has shown they are meeting the requirements of this section.
4. A waiver was requested from Section 22-710.4(B) which was agreed that it is no longer needed as the applicant has provided calculations that comply with this section.
5. To recommend approval of a waiver from Section 22-710.4(G): to allow the applicant to not have a landscape architect sign off on the plans as required.
6. To recommend approval of a waiver from Section 22 -706: to allow the applicant to not be within the 300-foot distance, to any portion of the building, from a fire hydrant as required.

The motion was seconded by A. Miller. The motion passed 5-0. There was no public comment on the waivers/deferrals.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of 5239 W Tilghman Street Building Addition 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 April 18, 2022.
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 April 18, 2022.
3. The applicant shall obtain waivers requested from the 2015 International Fire Code (IFC) or comply with the code prior to going before the Board of Supervisors for plan approval based on the *Bureau of Fire Comment Response dated March 3, 2022*.

The motion was seconded by M. Werst. The motion passed 5-0. There was no public comment.

B. #2337 Sam Adams Parking Lot Additions, Final Land Development Plan, 7880 Penn Drive, the plan proposes construct a new 116 – space employee parking lot, a new 90-space tractor trailer lot, and pave an existing stone lot for additional trailer storage at the existing site. The proposed plan is located within the Township's LI – Light Industrial Zoning District.

---

D. Martocci explained the plan noting that there are several waivers being requested because the plan itself is minor in nature however triggers certain requirements in the Township's SLDO that don't apply to the project. D. Alban explained the waivers being requested and noted that Township Staff and Engineer are in support of the requests. P. McNemar asked for clarification as to why the access drives for the proposed car lots were wider than what is required. Ed Davis, the applicant's engineer, explained that it was designed on purpose to allow for larger trucks to access the brewhouse dock location which is across from the drive. P. McNemar also noted an abundance of stormwater comments that were still remaining. E. Davis explained that those comments have been addressed internally and revised calculations will be sent to the Township's Engineer for comments shortly. P. McNemar also asked questions as to why the proposed access drives were not being curbed as required. Citing concerns where cars would drive on the nonpaved portion, tearing up the grass. E. Davis noted that it was to allow for stormwater to flow into the grass rather than diverting it into a stormwater system.

P. McNemar noted that the Township is still conducting a Trails & Connectivity Study and would want to suggest a deferral, rather than a waiver, for sidewalks requirements. He asked A. Schantz if it was appropriate to set a timeframe on that deferral. A. Schantz explained that a timeframe would be up to the Board of Supervisors, and it should be discussed with them.

Discussions regarding snow scrapers were had between the Planning Commission and the applicant's engineer and whether they exist on the site. E. Davis noted that there are designated locations on site for the removal of snow. A representative from Sam Adam's Brewery asked if there was a possibility to plant apple trees where the proposed street trees are going on the site. The Planning Commission & Staff supported the idea and asked the applicant to provide further details and have discussions if/when that decision would be made internally.

**P. McNemar made a motion to recommend to the Board of Supervisors approve the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated April 18, 2022:**

1. To recommend approval of a waiver from Section 22-503.1: to allow the applicant to submit the plans as Preliminary/Final.
2. To recommend approval of a waiver from Section 22-403.5(A): to allow the applicant to not submit the required Site Analysis Map.
3. To recommend approval of a waiver from Section 22-710.5(B): to allow the applicant to not install landscaped isles in the proposed trailer lot.
4. To recommend approval of a waiver from Section 22-707.4(C)(2)(e): to allow the applicant to not install the required screening around the requested ponds.
5. To recommend approval of a waiver from Section 22-403.4(G): to allow the applicant to not show stormwater recreation facilities within 200-feet of the property boundary.
6. To recommend approval of a waiver from Section 403.4(H): to allow the applicant to not show the existing easements and utility rights-of-ways within 200-feet of the entire property boundary.
7. To recommend approval of a waiver from Section 22-403.4(I): to allow the applicant to not show contour lines on the entire site.
8. To recommend approval of a waiver from Section 22-703.3(C)(1): to allow the applicant to not provide curbing along the access drives for the proposed parking lots.
9. To recommend a deferral from Section 22-704.9(A): to allow the applicant to install the required sidewalks at a time when the Township deems it appropriate.

---

10. To recommend a waiver from Section 22-704.9(C): to allow the applicant to not provide curbing at the proposed parking areas or driveways.

The motion was seconded by C. Walls. The motion passed 5-0. There was no public comment.

P. McNemar made motion to recommend to the Board of Supervisors grant approval of Sam Adams Parking Lot Additions 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 April 18, 2022.
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 April 18, 2022.

The motion was seconded by A. Miller. The motion passed 5-0. There was no public comment

---

P. McNemar made a motion to adjourn the meeting at 7:36 PM. The motion was seconded by M. Werst and approved 5-0.