



# Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road  
Breinigsville, PA 18031

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January 16, 2023 – Planning Commission Workshop  
January 18, 2023 – Public Meeting

7:00 PM  
7:00 PM

Public Meeting Room  
Public Meeting Room

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*For anyone wishing to address the Commission or ask questions from the floor, the Chairman will accept public comment during each specific agenda item.*

**I. CALL TO ORDER – PLEDGE TO THE FLAG**

**II. MINUTES**

A. December 21, 2022

**III. ADDITIONS/DELETIONS TO AGENDA**

**IV. PRESENTATIONS**

A. Simone-Collins Presentation: Expanded Scope of Trails/Walkability Study/Action Plan **WORKSHOP ONLY**

**V. PLAN REVIEW**

A. **Docket #2304 Trexler Pointe (formerly Towns at Schafer Run), Final Land Development, Weilers & Schafer Run Roads**, the applicant is proposing the develop the lots into 128 townhome units with associated improvements located near the intersection of Route 100, Weilers & Schafer Run Roads in Breinigsville. The project is located within the Township's R3 Medium Low Density Zoning District.

B. **Docket #2351 – 9518-9520 Newtown Road Minor Plan, Lot Consolidation Plan**; the applicant is proposing to consolidate the two existing parcels into one new contiguous lot totaling 1.14 acres. There are no site improvements as part of this proposal. The project is located entirely within the Township's R1 – Low Density Residential Zoning District.

C. **Docket #2348 Tercha Minor Subdivision Plan, Subdivision, 9230 Long Lane**, the applicant is proposing to subdivide the existing +/- 74-acre property into two properties. The new lot is proposed to be +/- 54 acres. The property is located entirely within the Township's R1 – Low Density Residential Zoning District.

D. **Docket #2334 BlueTriton Semi-Trailer Entrance, Preliminary/Final Land Development, 405 Nestle Way**, the application is proposing modifications to the access road around the site. Improvements on the site include, widening of internal roadways, reconfiguring internal traffic patterns, and improving an abandoned roadway. (*Previously Fogel Road*) The project is located within the Township's LI -Light Industrial Zoning District.

E. **Docket #2354 Estates at Woodmere, Sketch Plan, Ash Lane & Mertztown Road**, the applicant is proposing to develop 100 single-family detached home lots and associated site improvements. The project is located within the Township's R1 – Rural Residential Zoning District.

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**