



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

March 13, 2023 – Planning Commission Workshop	7:00 PM	Public Meeting Room
March 15, 2023 – Public Meeting	7:00 PM	Public Meeting Room

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. January 18, 2023

III. ADDITIONS/DELETIONS TO AGENDA

IV. PLAN REVIEW

A. Docket #2358 – Schaefer Run West, Lot II, Revised Final Plan, Waterbury Court, the applicant is proposing to show changes to the existing Waterbury Court condo twin homes. The private roadway, serving eight (8) residential units within Lot II, were constructed not according to the recorded plan. The application reflects existing conditions and proposed improvements to meet the recorded plan. The plan is located within the Township’s R3 – Medium Low Density Residential Zoning District.

B. Docket #2304B Trexler Point (formerly Towns at Schafer Run), Final Land Development, Weilers & Schafer Run Roads, the applicant is proposing to 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.

C. Docket #2336 Sunset Orchards, Preliminary Land Development, Schantz & Ruppsville Road, the applicant is proposing the construction of a residential development consisting of 110 twin style homes and 106 townhome units. The project is located within the Township’s R3 – Medium Low Density Residential Zoning District. **The applicant has submitted a new conceptual design that will be reviewed by the Planning Commission as a Sketch Plan; no formal recommendations will be made.**

D. Docket #2360 818 Hickory Lane, Conditional Use Review, the applicant is requesting a Conditional Use to permit two compatible principal uses within a flex building located at 818 Hickory Lane. This is permissible under Section 27-306 in the Light Industrial Park – LI Zoning District. **A public hearing for this Conditional Use will be held on April 6, 2023, at 6:30pm.**

V. OTHER BUSINESS

A. Recommendation of Proposed Text Amendments to the Zoning Ordinance: amendments to Definitions, Districts, Additional Requirements for Specific Uses, and Off-Street Parking and Loading.

B. Recommendation of Proposed Text Amendments to the SALDO: amendments to Definitions, Preliminary Plan Submission Requirements, Final Plan Submission Requirements and Recording, and Design Standards.

VI. PUBLIC COMMENT

VII. ADJOURNMENT