



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

March 15, 2023

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

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

STAFF PRESENT: Asst. Township Manager/Director of Community Development; Kalman Sostarecz, Planning & Zoning Specialist; John Toner, Township Engineer; Dave Alban, Jonathon Kiechel, Keystone Consulting Engineers, Township Solicitor; Andrew Schantz, Permits Clerk; Roxann Colfer

Chairman 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.

II. ACTION ITEMS:

C. Walls made a motion was made to approve the January 18, 2023, meeting minutes. It was 2nd by M. Werst, and the motion passed unanimously (4-0).

III. ADDITIONS/DELETIONS TO AGENDA

Chairman Deprill asked if there were any changes to tonight's agenda. J. Toner noted none.

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.

J. Toner introduced the application explaining that the amended plan was before the Planning Commission because it was noted by inspectors from Keystone Consulting Engineer's that the rear access drive of this property was not built according to the approved and recorded land development plan. Chris McClean, legal counsel for the applicant, noted that when the plan was approved there were boxes located on the plan to show where the units would be built, however when they were built, they were larger than what was shown on the plan resulting in the access road as it exists today. He recognizes that Staff comments reflect administrative and drafting items that need addressing before receiving a recommendation to go before the Board of Supervisors and they have submitted three (3) waivers for consideration which will be discussed on a future submission to the Township. P. McNemar asked why the developer cannot make the required corrections in accordance with the previously approved land development plan. C. McClean explained the developer did look at that option and concluded that there are now physical constraints on the property which include decks on the rear of the units and constructing the access drive to plan may impact the current residents and their properties and stated that they also met with the unit owners. D. Alban asked about the constraints that would prevent the radius of the access drive to be constructed to the ordinance. Justin Bosier, engineer on behalf of the applicant, noted existing utility pole locations and existing mature trees. P. McNemar asked if the Bureau of Fire has reviewed this proposal yet, J. Toner stated that he has and has noted comments about maintaining existing trees as to not impede access of the fire trucks on the access road but will forward any revisions to him moving forward.

Daniel & Andrea Jones, and Jimmy Lee Werley, current residents of the units on Waterbury Court, stated that nobody from Pulte ever approached them as stated earlier to discuss the waivers that will be requested. And requested that the waivers be explained further for clarification. D. Alban explained the waivers. Mr. Jones noted that he realizes that the rear access drive is narrow however there may be a compromise to have it widened further to allow for more access behind the units for emergency services as well as everyday deliveries such as FedEx, UPS, Amazon, etc. and would like that explored further.

No formal recommendations were made on the application.

- 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.

J. Toner introduced the application noting that the applicant has been before the Planning Commission before with this application but as a Preliminary Plan which was given a favorable recommendation in October of 2022 and ultimately approved by the Board of Supervisors in February of 2023. They are back before the Planning Commission to receive their recommendation on the Final Plan submission. Brian Spray, the engineer on behalf of the applicant, noted that most changes made since the Preliminary Plan were drafting items, finalizing stormwater calculations, and finalized unit measurements that will be built.

P. McNemar asked clarification questions regarding status of the NPDES permitting process and addressing stormwater comments from the Township Engineer and the LCCD. D. Alban confirmed that the calculations are now correct and the only outside agency they are waiting for is PennDOT approvals for access along Weilers Road, which PennDOT has not had any significant comments. D. Alban noted that he is confident that the applicant can address any remaining comments as most of them are drafting items.

There was no public comment on this application.

P. McNemar made a motion to recommend to the Board of Supervisors approve Docket No. 2304B, Trexler Point Final Land Development, conditional upon Township Staff & Engineer Review letters dated March 13, 2023. The motion was seconded by C. Walls. The motion passed 4-0.

- C. Docket #2336 Sunset Orchards, Preliminary Land Development, Schantz & Ruppssville 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.**

J. Toner introduced the application noting that this concept plan should only be reviewed as a "Sketch Plan" as noted on the agenda. A different design of this application was before the Planning Commission at the October 2022 meeting where feedback from Township Staff, Planning Commission, and the public was given. The developer is before the Planning Commission this evening to present a concept that has taken in all comments and concerns and has tried to address the major ones. Rolf Graf, the engineer on behalf of the applicant, explained that the biggest difference between this concept and the previous one was the through street which is now being proposed to access Schantz Road and Bastian Lane in lieu of the cul-de-sac that was present before. The duplexes and the townhomes now have their own respective sections and parking has been addressed to alleviate resident concerns from October. He also mentioned that since October they have reconfigured the internal roadway connections to have an emergency access only onto Elm Road in addition to reconfiguring the location of the homes to allow for a greater buffer between the proposed units and the existing single-family homes, which is not a requirement of the ordinance. The previous design regarding Road A was proposed to be a private street however with the proposal of the connection into Bastian Lane, the road has now been designed to public road standards in hopes that the Township takes ownership of the roadway alleviating previous concerns regarding bus stops for Parkland School District to have access to. This will be a further discussion with the Township.

Mr. Graf continued to explain that stormwater management will be controlled all on site with surface basins, impervious coverage and building coverage are all in accordance with the Township Zoning Ordinance. Most of the waivers have been addressed, however moving forward there may be a few. A traffic study was started however with the proposed Bastian Lane connection now that will be revised and restudied to include this intersection. The parking configuration has now

been updated to be in accordance with the zoning ordinance to have clustered parking areas, driveways for each home, and on-street parking throughout the development.

D. Alban noted that he had a discussion with Public Works regarding the acceptance of Road A stating that they would be open to having Road A being a public street. C. Walls noted that the configuration coming in from Bastian Lane is still a concern regarding blind spots and high speeds for safety concerns. A multi-way stop intersection could be warranted after the review of the traffic study once it is provided. P. McNemar noted that it was taken into consideration that the connection onto Bastian Lane and naming Road A Bastian Lane could become confusing in the future however suggested that not be a deterrent for making this a T intersection as there are multiple configurations, such as the proposed, throughout the Township now. Another suggestion made by the Planning Commission was to design the access into the development in such a way that it deters through traffic, a boulevard style entrance was discussed.

P. McNemar stated that when Tupelo Road was constructed years ago it was constructed as a temporary dead end in anticipation for the neighboring lots to one day be developed. However, there has been resident interest in keeping Tupelo the way it is. It was suggested to still connect Tupelo into Road A however make it a one-way to deter the adjacent development from using Tupelo as a through road and giving better emergency access to the existing residents on Tupelo Road.

It was also discussed to have parking lot 2 being swapped with some unit locations to provide more parking in the center of the development. Mr. Graf stated that was looked at but shied away from it because it was on the curve of Road A however it could be looked at again. Sidewalks and curbing locations were also discussed noting that the draft Vision 0 plan has identified side path locations along both Schantz and Ruppsville Road. J. Toner noted that the Township would want sidewalks along Schantz and along Ruppsville. Although Ruppsville is a PennDOT owned roadways, the ordinance allows a sidewalk outside of the ROW to satisfy that requirement.

K. Sostarecz noted that he had discussions with representative from DR Horton about the possible construction of utility lines for the resident of Androsky Drive to one day hook up to at their own expense. Topography would have to be looked at in this area however they are open to doing so.

There being no more comments from Staff or the Planning Commission, Chairman Deprill opened the floor to public comments. Members of the public expressed common concerns over the Bastian Lane connection, privacy, stormwater runoff, water quality, drainage issues, safety concerns, proposed buffering along the property lines, water pressure concerns and sinkholes. A comment was made regarding the connection of Tupelo Road noting that if a connection is required and looked at favorably that it be emergency access only. An additional comment was made regarding giving a point of access to the existing homeowners to utility lines as they may want to connect to them in the future. The developer was open to that suggestion. Members of the public who spoke included:

Pattabiraman Neelakantan, Francis "Butch" Stopp, Deborah Barnes, Brian Ehrig, Scott Weigel, Michael Milano, Todd McAvoy, Andy Snyder

D. OTHER BUSINESS: Recommendation of Proposed Text Amendments to the Zoning Ordinance: amendments to Definitions, Districts, Additional Requirements for Specific Uses, and Off-Street Parking and Loading. And a Recommendation of Proposed Text Amendments to the SALDO: amendments to Definitions, Preliminary Plan Submission Requirements, Final Plan Submission Requirements and Recording, and Design Standards.

J. Toner explained that both sets of text amendments share a common theme to address definitions to make sure they are clear, concise, but also don't contradict each other in their respective sections. It adds uses within the zoning ordinance that should have carried over from when the Township adopted the Mixed-Use Ordinance in April of 2022 and changes the submission procedures within the Subdivision and Land Development Ordinance specifically on submission deadline dates.

P. McNemar commented on the amendments noting definition clarity, specifically the definition of auto service station, convenience store and signs in the zoning ordinance in addition to rearranging some of the additional language to match

their respective definitions. A discussion of the definition of building in the SLDO was also had in addition to a discussion of the submission deadlines. Grammatical errors were discussed and corrected.

P. McNemar made a motion to recommend approval of the proposed Zoning Ordinance text amendments based off the Planning Commission Issue Briefing from Staff, dated March 13, 2023, and to address comments from the Planning Commission during the discussions at the meeting. The motion was seconded by C. Walls and passed 4-0.

P. McNemar made a motion to recommend approval of the proposed Subdivision & Land Development Ordinance text amendments based off the Planning Commission Issue Briefing from Staff, dated March 13, 2023, and to address comments from the Planning Commission during discussions at the meeting. The motion was seconded by C. Deprill and passed 4-0.

E. PUBLIC COMMENT

There was no public comment. J. Toner announced that the first Public Workshop for the Zoning/SLDO Rewrite, being undertaken by Michael Baker International, will be held on Thursday, April 20, 2023, at 6pm, at the Township building in the Public Meeting Room.

M. Werst made a motion to adjourn the meeting at 9:40PM. The motion was seconded by C. Walls. The motion passed 4-0.