



Upper Macungie Township Planning Commission Meeting Agenda – Revised

8330 Schantz Road
Breinigsville, PA 18031

September 18, 2023 – Planning Commission Workshop	7:00 PM	Public Meeting Room
September 20, 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. August 16, 2023

III. ADDITIONS/DELETIONS TO AGENDA

IV. MPC TIMELINE REVIEW

V. OTHER BUSINESS

A. Zoning Ordinance Amendment – Proposed text amendments to Section 27-302(A)(a), minimum lot requirements for Distillery, Microbrewery, and Winery and text amendments to Section 27-603.4 Access Drive and Driveways.

B. Docket #2325 – Green Hills Commerce Center Waiver Request & Site Plan adjustment– a waiver request for Section 22-704.9(C) to allow the applicant to eliminate curbing along the north side of the north driveway. The applicant is also seeking approval of the loading zone adjustments.

VI. PLAN REVIEW

A. Docket #2326 – Sunset Orchards Preliminary Land Development, Schantz & Ruppville Road, the applicant is proposing the construction of a residential development consisting of 126 twin style homes and 85 townhome units. The project is located within the Township’s R3 – Medium Low Density Residential Zoning District.

B. Docket #2338 – Twin Ponds, Preliminary/Final Land Development, 8739 Hamilton Blvd, the applicant is proposing to construct 132 residential apartment units within 22 buildings and a daycare facility utilizing the Township’s Mixed-Use Zoning Overlay. The project is located within the Township’s NC – Neighborhood Commercial Zoning District.

C. Docket #2265A – Trexlertown Retail Center LLC, Preliminary/Final Land Development, 5917 W. Tilghman Street - the applicant is proposing to demolish the existing buildings on site and construct an Auto Service Station with a convenience store, car wash, and retail spaces at the site. The site is located within the Township’s HC – Highway Commercial Zoning District.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT