



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

November 15, 2023

I. CALL TO ORDER – PLEDGE TO THE FLAG

Meeting called to order at 7:00 PM by Chairman Charles Deprill and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Charles Deprill, Chairman; Paul McNemar, Vice-Chairman; Christopher Walls, Secretary; Michael Werst, Raymond Boronyak, Members. Absent – Timothy Helmer

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; David Alban, Township Engineer; Jonathon Kiechel and Marv Walton, Keystone Consulting Engineers; Andrew Schantz, Esq, Township Solicitor; Roxann Colfer, Permits Clerk.

II. MINUTES

Secretary Walls made a motion to approve the October 18th, 2023, meeting minutes as presented. Seconded by Commissioner Werst. The motion passed unanimously (5-0)

III. ADDITIONS/DELETIONS TO AGENDA

None

IV. MPC TIMELINE REVIEW

Chairman Deprill asked if any action was necessary of the Planning Commission regarding active MPC Timelines on applications. Mr. Sostarecz noted that the Township has received all the necessary time extensions, and no action was necessary.

V. PLAN REVIEW

A. Docket #2349 – Fogelsville Elementary School Parking & Driveway Improvements, 312 PA Route 100, Preliminary/Final Land Development Plan – Mr. Sostarecz stated that the applicant is proposing improvements to the existing site which includes expanding the parking lot and modifying the driveway access to allow for better circulation for cars, buses, and emergency services. He noted that it was previously before the Planning Commission, received comments, and the applicant is back to present the changes that were made.

Mr. Scott McMackin, P.E. of Cowan Associates and Eric Troutman of the Parkland School District were present representing the applicant. The applicant stated the plan would solve some issues with bus pick up and drop off. Currently, the buses enter on the northerly driveway on Route 100, cue in front of the school, then exit on the southerly driveway on Route 100. The driveway used for the entrance isn't sufficient as there are typically 12 to 13 busses and they end up stacking out to Route 100. The proposal is to allow buses to park on a 45-degree angle in front of the school from right to left. The applicant did receive zoning variances from Sections 27-603.7.A. and 27-603.7.C.(2) of the Zoning Ordinance regarding setback of the parking area from Route 100. They plan to start the project when school is done in Spring of 2024 and hope to have this complete by the beginning of the 2024/2025 school year.

The applicant has reviews from Staff and the Township Engineer, and indicated they will comply with the comments. Regarding Waiver #1, the deferral of the installation of sidewalks along Route 100, understanding the Township's Vision Zero Plan calls for sidewalks in that area. The applicant stressed they are requesting a deferral, not a full waiver. Waiver #4 regarding the size of inspection ports and cleanouts in the underground stormwater management system. The Ordinance requires 12" inspection ports, the maximum inspection port size per the manufacturer is 6". Mr. McMackin said the system will have 18" clean outs that will allow for cameras to go in for inspections as well as additional inlets.

The need for a waiver for parking islands was discussed regarding the island shown in the driveway area. A curbed island will adversely impact the fire truck turning ability on the site, and the applicant indicated they believe they can't do a curbed island there and they would like to do striping. M D. Alban stated that a curbed island is an Ordinance requirement and suggested they consider moving the island closer to the parking stalls.

Vice-Chairman McNemar made a motion to recommend to the Board of Supervisors that they approve the waiver request of 22-707.4.(C).(2).(j)T, regarding the size of the inspection ports in the underground stormwater management system, with a condition the applicant add additional 18” cleanouts to the satisfaction off the Township Engineer, as well as 22-710.4.D regarding the delineation of size and type of all existing trees on the site. Seconded by Commissioner Boronyak. The motion passed unanimously (5-0).

Vice-Chairman McNemar made a motion to recommend to the Board of Supervisors that they deny the waiver request of 22-704.9.A regarding the installation of sidewalk along Route 100. Seconded by Commissioner Boronyak. The motion passed unanimously (5-0).

Vice-Chairman McNemar made a motion to recommend to the Board of Supervisors that they approve Docket No. 2349, Fogelsville Elementary School Parking & Driveway Improvements as a Preliminary Plan, conditioned upon the Staff and Engineer review letters dated November 13th, 2023. Seconded by Commissioner Walls. The motion passed unanimously (5-0).

- B. Docket #2354 – Estates at Woodmere, Bacon Lane/Ash Lane/Mertzown Road, Preliminary Subdivision & Land Development Plan** – Mr. Sostarecz stated that the applicant is proposing to construct a 100-lot residential subdivision comprised of single-family detached homes along with associated site improvements including roadways and stormwater facilities. The project spans both Upper Macungie and Lower Macungie Townships. This review is limited to the Upper Macungie portion of the project, which is where all the dwelling units are proposed. Submittal will need to be made to Lower Macungie and their comments will need to be received as the project is within 500’ of a municipal boundary line. The proposed lots will be served by public water and on-lot septic systems. Mr. Lewis Rauch, P.E. of Lehigh Engineering Associates and Nicole Galio, P.E. of Jaindl Land Company were present representing the applicant.

Mr. Rauch indicated the development site is approximately 210 acres on both the north and south sides of Ash Ln. There are two connecting roads from the project into the Whispering Farms development: Sleepy Hollow Lane & Buck Hill Lane. Stormwater management will be handled by three detention basins and spray irrigation for PCSM controls as part of the NPDES Permit. The applicant requested feedback on their waiver requests to only provide sidewalk on one side of the street throughout the development, as well as to not provide curb along the south side of Ash Lane. Commissioners indicated that they would not support these requests.

Mr. Richard Bacon, who is an adjoining property owner, was present and expressed concern with the stormwater runoff. Mr. Rauch stated his office met with Mr. Bacon on site and they will continue to work with him to address his concerns.

No action was taken.

- C. Docket #2376 – ATAS Building Expansion, 6642 Grant Way, Preliminary/Final Land Development Plan** – Mr. Sostarecz stated that the applicant proposes an expansion of the existing manufacturing facility with an additional 53,900 square foot building addition and parking lot expansion. The parcel contains two manufacturing buildings, and the expansion is at the eastern building. The manufacture and/or bulk processing of fabricated metal products is a Conditional Use in the LI Zoning District.

Mr. Chris Williams, P.E. from Barry Isett & Associates was present on behalf of the applicant. He explained that the entire eastern building was approved as part of a Land Development Plan approved in 2005, however they only constructed 60% of it and they are here for approval to construct the rest of the building. Stormwater will be handled by capturing the stormwater from the additional roof area, directing it to an underground basin and pumping it to a lawn area for disposal via spray irrigation. The applicant received the Staff and Township Engineer comments, and he will meet with them to address the comments. Regarding the waiver request to not install curb and sidewalk along Grant Way, the applicant was asked to consider installing sidewalk along Snowdrift Road in lieu of curb and sidewalk on Grant Way.

No action was taken.

VI. OTHER BUSINESS

- A. Docket #1961 – Laurel Fields Phase V, Maureen & Werley Roads, Waiver Request** – Mr. Sostarecz stated that the applicant is requesting a waiver from the SALDO Township Infrastructure Construction Standards Section 611.11.g. regarding utility trench backfill standards for their already-in-construction Laurel Fields Phase V Development. It is a waiver from the requirement that all trenches backfilled with earth shall be allowed to settle for at least 180 days before the permanent bituminous base course or pavement may be constructed. As this is a SALDO waiver request, the Planning Commission is required by Ordinance to make a recommendation to the Board of Supervisors. The applicant was represented by Mr. Jim Chrin of Kay Builders. They have received the comments of the Township Engineer and agree to comply with the comments.

Vice-Chairman McNemar made a motion to recommend to the Board of Supervisors that they approve Docket #1961, Laurel Fields Phase V Waiver Request from SALDO T.I.C.S. 611.11.g. conditioned on: 1) Resolution of the items contained in the review of the Township Engineer. 2) That Item #5 in on the applicant's request, regarding lift thickness, be worked out to the satisfaction of the Township Engineer and 3) The applicant post security in the form of an 18-month maintenance bond with the HOA. Seconded by Commissioner Werst. The motion passed unanimously (5-0).

VII. PUBLIC COMMENT

None

VIII. ADJOURNMENT

Vice-Chairman McNemar made a motion to adjourn the meeting at 8:17 p.m. Seconded by Commissioner Boronyak. The motion passed unanimously (5-0).