



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

February 2/21/2024

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; Chris Walls, Secretary; Raymond Boronyak, Member. Absent – Timothy Helmer and Michael Werst.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; Dave Alban, Township Engineer; Jonathon Kiechel, Keystone Consulting Engineers; Andrew Schantz, Township Solicitor; Meredith Keller, Township Planner; Roxann Colfer, Permits Clerk.

II. ORGANIZATION

Vice-Chairman McNemar made a motion to carry the current officers into 2024. The motion was seconded by Mr. Boronyak. The motion passed (4-0).

Charles Deprill will remain Chairman, Paul McNemar will remain Vice-Chairman, and Chris Walls will remain Secretary of the Planning Commission.

III. MINUTES

Secretary Walls moved to approve the December 20, 2023, meeting minutes. Seconded by Commissioner Boronyak. The motion passed unanimously (4-0).

IV. ADDITIONS/DELETIONS TO AGENDA

Mr. Sostarecz reported that the applicants for Docket #2048B, Mosser Road Residential Subdivision, and Docket #2357 XPO Logistics Expansion, requested to table their plans and were subsequently removed from the agenda.

V. 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 one time extension would be necessary and should be received prior to the February 26 Planning Commission meeting.

VI. PLAN REVIEW

A. Docket #2349 – Fogelsville Elementary School – 312 PA Route 100, Final Land Development Plan – 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. The property is located within the Township’s LI – Light Industrial Zoning District.

Eric Troutman of Parkland School District and Scott McMackin, P.E., of Cowan Associates represented the application and noted that the parking area would be modified to create safer conditions for morning and afternoon bus pickups and drop-offs.

Vice-Chairman McNemar inquired about the status of the NPDES review. Mr. McMackin responded that they completed the second administrative review and expect the permit within a few weeks.

Motion by Vice-Chairman McNemar to recommend that Waiver 3 be approved. Seconded by Secretary Walls. The motion passed unanimously (4-0).

Motion by Vice-Chairman McNemar to recommend that Docket #2349, Fogelsville Elementary School Final Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer’s review letters. Seconded by Commissioner Boronyak. The motion passed unanimously (4-0).

- B. Docket #2379 – Trexler Travel Center – 5829 Tilghman Street, Sketch Plan** – The applicant is proposing to expand the existing use to include expanded and new buildings including gas pumps, truck repair and wash bays, as well as associated parking and other improvements. The site is located within the Township’s HC – Highway Commercial Zoning District.

Mr. McNemar recused himself from the review, owing to his employment with the engineering firm representing the application.

Jim Preston, Esq. of Broughal & DeVito, and Victor Grande, P.E. of RETTEW, represented the application. Mr. Grande stated that the sketch plan has been updated based on feedback from the previous Planning Commission review. He provided an overview of the revisions to the current plan, including the reconfiguration of the southern portion of the site, though he contended that the intention would be to retain the existing access points, with the access to CVS being reserved for employees and car traffic.

Planning Commission members expressed concerns regarding the Blue Barn Road and Tilghman Street access points. The applicant responded that the Tilghman Street access will be reviewed by the Planning Commission under the Trexler Plaza land development plan.

Mr. Schantz questioned the truck circulation pattern and reserved parking spaces. Mr. Grande clarified the existing and proposed circulation and commented that the parking spaces are reserved to meet zoning requirements, though he noted that the actual use of the spaces will be determined by the owner. He added that the project will require an application to the Zoning Hearing Board.

Mr. Sunny Ghai, 6910 Lehigh Court, stated that the plans show the site can accommodate over 100 trucks and questioned whether there would be overnight parking. The applicant confirmed that there would be overnight truck parking. Mr. Ghai then suggested that the owner provide a snow/ice scraper and include a note on the plan to reflect its availability.

As this is a Sketch Plan, no action was taken.

- C. Docket #2376 – ATAS Conditional Use – 6642 Grant Way, Conditional Use Application** – The applicant proposes an expansion of the existing manufacturing facility with an additional 53,900 square foot building addition and parking lot expansion. The site is located within the Township’s LI – Light Industrial Zoning District.

Sam Cohen, Esq. of Gross McGinley LLP, Chris Williams, P.E., of Barry Isett & Associates, Inc., and Jim Bus, Executive Vice-President of K. Matkem Properties, LLC, represented the application.

Mr. Schantz explained the procedure for the review of a conditional use application by the Planning Commission, noting that the applicant needs to meet the burden and comply with the applicable section of the zoning ordinance.

Attorney Cohen stated that the existing use will remain manufacturing and that the expansion will have no impact on the use. The applicants commented that the project will comply with the SALDO, stormwater regulations, and state laws.

Mr. Bus explained that the expansion will add only two additional employees and will have minimal impact on truck traffic. He added that the company does not create a nuisance, nor would the expanded building have an impact on wetlands, steep slopes, or light, glare, or heat. He noted that dumpsters would be inside the building.

Mr. Williams remarked that the site has a mature buffer and would comply with landscaping requirements. He further stated that he had no concerns from the zoning, fire, and engineering comment letters. Mr. Alban requested that the applicant provide optimized signal timing for the traffic signal at Snowdrift Road and Tilghman Street.

Vice-Chairman McNemar moved to recommend that Docket #2376 be approved for conditional use at 6642 Grant Way. Seconded by Secretary Walls.

Public Comment: Sunny Ghai, 6910 Lehigh Court, stated that he is aware of noise complaints and questioned whether any outdoor equipment would generate noise. Mr. Bus stated that the property would not have outdoor equipment.

The motion passed unanimously (4-0).

VII. OTHER BUSINESS

A. Upper Macungie Township Planning Commission By-Laws DRAFT

Mr. Sostarecz stated that the previous draft was revised at the Planning Commission's request to change the timing of the board's organization from January to the first meeting of the year.

Chairman Deprill moved to recommend that the Planning Commission By-Laws be approved. Seconded by Secretary Chris Walls. The motion passed unanimously (4-0).

VIII. PUBLIC COMMENT

There was no additional public comment.

IX. ADJOURNMENT

Commissioner Boronyak made a motion to adjourn the meeting at 8:05 p.m. Seconded by Vice-Chairman McNemar. The motion passed unanimously (4-0).