

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

March 20, 2019 at 7:00pm

Meeting called to order at 7:00 P.M. by Chairman Charles Deprill.

MEMBERS PRESENT: Chairman Charles Deprill, Kim Snelling, Tim Helmer, Chris Walls, and Mike Werst.

Planning Director Daren Martocci, Engineer Dave Alban, Solicitor Andrew Schantz and Planning and Zoning Secretary Melissa Madden were present.

Chairman Charles Deprill opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

### Plan Review:

#### **#2270 720 Timber Trail, 7221 Cetronia Road and 7215 Cetronia Road Subdivision Plan, Lot Line Adjustment**

*Mark Bradbury, Martin Bradbury & Griffith*

M. Bradbury appeared before the PC seeking approval on the lot line adjustment plan. After some discussion, T. Helmer made a motion to recommend granting waivers #1,2,3,4,5,6 and a deferral of #7 found in a letter from Martin Bradbury & Griffith dated March 11, 2019. C. Walls seconded. Motion passed (vote was unanimous).

T. Helmer made a motion to recommend preliminary/final approval of the lot consolidation plan based on staff and engineer comments. M. Werst seconded. Motion passed (vote was unanimous).

#### **#2261 763 Mill Creek Road Land Development Plan, Air Products & Chemicals, Inc. New Headquarters, Final Plan**

*Kevin Markell, P.E. Barry Isett & Associates, Inc.*

K. Markell appeared before the PC to present an updated final land development plan for the new headquarters for Air Products. After some discussion, T. Helmer made a motion to recommend final approval of the land development plan based on staff and engineer comments. K. Snelling seconded. Motion passed (vote was unanimous).

#### **#2271 7201 Hamilton Blvd., Air Products Trexlertown Campus – Evonic, Subdivision Plan, Preliminary/Final Plan**

*Scott Pidcock, The Pidcock Company*

S. Pidcock appeared before the PC to provide details on the proposed subdivision plan. After some discussion, C. Walls made a motion to recommend granting waivers #1,2,3,5,6,7,8,9,13 and 14 and a deferral of waivers #11,12,15,16 and 17 found in a letter from The Pidcock Company dated February 15, 2019. M. Werst seconded. Motion passed (vote was unanimous).

C. Walls made a motion to recommend preliminary/final approval of the subdivision plan based on staff and engineer comments. C. Deprill seconded. Motion passed (vote was unanimous).

#### **#2267 Mill Creek Development, Proposed Hotel, Land Development Plan, Preliminary/Final Plan**

*Bruce E. Anderson, P.E., LEED AP, The Pidcock Company*

*David Jaindl, Jaindl Land Company*

B. Anderson appeared before the PC seeking preliminary/final land development recommendation for the applicant. After some discussion, C. Walls made a motion to recommend granting waivers #1,2 and 3 and a deferral of waivers #4,5 and 6 found in a letter from The Pidcock Company dated February 19, 2019. M. Werst seconded. Motion passed (vote was unanimous).

T. Helmer made a motion to recommend preliminary/final approval of the land development based on staff and engineer comments. C. Walls seconded. Motion passed (vote was unanimous).

**#2274 8364 Main Street, ATAS Manufacturing Facility, Sketch Plan Review**

*Bruce E. Anderson, P.E., LEED AP, The Pidcock Company*

B. Anderson appeared before the PC to present a sketch plan on behalf of the applicant. After some discussion, T. Helmer made a motion to recommend granting waiver #6 found in a letter from The Pidcock Company dated February 27, 2019. K. Snelling seconded. Motion passed (vote was unanimous).

**#2273 749 PA Route 100, Proposed Warehouse, Sketch Plan Review**

*Bruce E. Anderson, P.E., LEED AP, The Pidcock Company*

B. Anderson appeared before the PC to present a sketch plan on behalf of the applicant. After some discussion, no action was taken.

**#2265 5917 W. Tilghman Street, Shoppes at Trexler Plaza, Land Development Plan, Preliminary/Final Plan**

*Dave Wilson, PE, CPESC, RETTEW Associates*

D. Wilson appeared before the PC with a land development plan. After some discussion, no action was taken.

K. Snelling made motion to adjourn. C. Walls seconded. Meeting was adjourned at 8:28 PM.

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Secretary, Planning Commission