

# UPPER MACUNGIE TOWNSHIP COMMUNITY DEVELOPMENT REPORT



## MARCH 2020

### MARCH PLANNING AND ZONING MEETING SCHEDULE:

Wednesday March 11 <sup>th</sup>	6:30 PM	Zoning Hearing Board Meeting
Monday March 16 <sup>th</sup>	7:00 PM	Planning Commission Workshop
Wednesday March 18 <sup>th</sup>	7:00 PM	Planning Commission Meeting
Wednesday March 25 <sup>th</sup>	6:30 PM	Zoning Hearing Board Meeting

### MARCH MEETING & HEARING SUMMARY:

#### March 11, 2020 Zoning Hearing Board:

**No Meeting**

#### March 18, 2020 Planning Commission Meeting:

At their public meeting of March 18, 2020, The Planning Commission reviewed the following applications;

- #2286      **1047 Cetronia Road Apartments, Preliminary/Final Land Development Plan**, the project proposes developing the property into an 8 unit multi-family apartment building, the property is located at the northwest corner of Cetronia Rd and Mosser Road, the site is located in the R5 – Medium High Density Residential Zoning District; ***The Commission recommended approval of the Land Development Plan with waivers;***
  
- #1999      **Weilers Road Townhouse Development, Preliminary/Final Subdivision Plan**, the project proposes to consolidate 5 tracts of land into two tracts of land situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low Density Residential Zoning District; ***The Commission recommended approval of the Lot Consolidation Plan;***
  
- #2289      **Curative Zoning Amendments;** ***The Planning Commission recommended that the Board hold a Public Hearing on and further approve the Curative Zoning Amendments;***
  
- #2290      **Agricultural Protection Zoning Amendment;** ***The item was removed from the agenda.***

**March 25, 2020 Zoning Hearing Board:**

**#03 20 006** The Zoning Appeal of **Lehigh Valley Health Network, 2100 Mack Blvd., Allentown, PA 18105**, for a variance of Section §27-704 to permit construction of a sign which exceeds the maximum permitted area. The property is located at **1431 Nursery Street, Fogelsville, PA 18104** and is situated within the NC – Neighborhood Commercial District; ***The Zoning Appeal was continued at the request of the Zoning Hearing Board – No hearing was held.***

**APRIL PLANNING AND ZONING MEETING SCHEDULE:**

<del>Wednesday April 8<sup>th</sup></del>	<del>6:30 PM</del>	<del>Zoning Hearing Board Meeting</del>
Monday April 13 <sup>th</sup>	7:00 PM	Planning Commission Workshop
Wednesday April 15 <sup>th</sup>	7:00 PM	Planning Commission Meeting
Wednesday April 22 <sup>nd</sup>	6:30 PM	Zoning Hearing Board Meeting

**APRIL MEETINGS & HEARINGS:**

**April 8, 2020 Zoning Hearing Board:**

**No Meeting**

**April 15, 2020 Planning Commission Meeting:**

**#1999** **Weilers Road Townhouse Development, Preliminary/Final Land Development Plan**, the project proposes to construct 36 buildings which will contain 144 townhouse units. Also proposed are several public roadways, overflow parking areas and a private recreation area. The project is situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low-Density Residential Zoning District;

**#2293** **Regional Act 537 Sewer Planning Review**

**April 22, 2020 Zoning Hearing Board:**

\* **#04 20 007** The Zoning Application of **ART Mortgage Borrower Propco 2010 – 4 LLC, 3520 Piedmont Rd. NE STE 410 Atlanta, GA 30305**; for a Special Exception to permit construction of a 275,000 square feet, 115 feet tall building expansion of an existing 491,212 square feet cold storage warehouse. The building is an existing legal non-conformity as it was previously permitted as a Conditional Use in accordance with section §

\* Board Attention

**27-107(8)(B)** of the Upper Macungie Township Code of Ordinances the building addition would require a Special Exception. The property located at **7150 Ambassador Drive, Allentown, PA 18106, Pin: 546605142970 1, and is** situated in the LI – Limited Light Industrial Park Zoning District;

**CURRENT PLANNING DOCKETS:**

<b>Docket</b>	<b>Project</b>	<b>90 or 45 Day Period (MPC Section 508)</b>
2202	6500 Chapmans Road – Land Development	6/1/2020
2286	1047 Cetronia Road Apartments – Land Development	4/15/2020
2273	NFI, Logistics Center – Land Development	5/19/2020
1999	Weilers Road Townhouses – Lot Consolidation Plan	5/19/2020
1999	Weilers Road Townhouses – Land Development Plan	7/14/2020

\* Board Attention

**BUILDING & ZONING PERMITS:**

During the month of **March 86 Building and Zoning Permits** were issued, including:

<b>Permits:</b>	<b>March</b>	<b>Y.T.D.</b>
Blasting Permits:	0	0
Building Permits:	61	154
Electrical Permits:	15	29
Mechanical Permits:	6	14
On-lot Septic Permits:	0	0
Plumbing Permits:	1	5
Road Opening Permits:	0	0
Sewer Tapping Permits:	9	16
Sprinkler Permits:	3	9
Zoning Permits:	17	54
<b>Total Permits:</b>	<b>112</b>	<b>281</b>
<b>Licenses:</b>		
Plumbing:	4	19
Electric:	5	46
Septic Pumpers:	0	6
<b>Total Licenses:</b>	<b>9</b>	<b>71</b>
<b>New Residential Dwelling Units:</b>		
Single Family Detached:	2	7
Single Family Attached (Twins and Townhomes):	2	14
Multi-Family (Apartments):	0	0
New Commercial Structures:	0	0
<b>Revenue:</b>		
<b>Permit &amp; License Fees:</b>	<b>\$179,835.45</b>	<b>\$579,043.54</b>
<b>Planning &amp; Zoning Fees:</b>	<b>\$2,775.00</b>	<b>\$12,661.50</b>

\* Board Attention

## **CODE ENFORCEMENT:**

### **Madeline's Restaurant:**

Under the Governor's current enforcement action, the Code Department has not been investigating the parking issues. Once businesses can open for dine in services the situation will be reevaluated.

### **Kuhnsville Auto (6535 W.Tilghman Street):**

A Request to Enter under the 2018 IPMC was made on January 14<sup>th</sup> to address potentially unsafe conditions with no response. Township Officials acquired and executed an Administrative Search Warrant, however inspections were limited to the first-floor business activities as access was denied to the second-floor residential apartments. Notices of violations have been sent to the owner based on the investigation. The Code Department is currently working to gain access to the residential apartment component.

### **\* Parkland Fields Driveways:**

Staff recommends an extension of the ZHB appeal deadline through July 31st, with a hard deadline of April 30th, 2021 for all work to be completed.

Daren J. Martocci  
Director of Community Development