

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

April 20, 2016 @ 7:00 pm

Meeting called to order at 7:00 P.M. by Chairman David Etowski

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Kathy Rader, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

Engineer Scott Stenroos, Planning Director Daren Martocci, Solicitor Andrew Schantz, Engineer David Alban, along with Planning and Zoning Secretary Ashley Godshall were present.

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

A motion to approve the minutes of the March 16, 2016 meeting was made by M. Ashmar and seconded by K. Pavkovic. Motion passed (vote was unanimous).

Conditional Use Applications:

#2206 DCT Industrial – 7175 Tilghman Street

#2209 Grim's Orchard and Family Farms – 9941 Schantz Road

#2196 Apartment Development – 67 Werley Road

D. Etowski made motion to find all three Conditional Use Applications complete and in accordance with the Upper Macungie Township Zoning Ordinance Section § 27-118 and the Pennsylvania Municipalities Planning Code, Section 107. And Article VI Zoning Section 603.(c)(2), and to schedule Public Hearings for each on May 16th, 2016 beginning at 7:00 PM for the Planning Commission to receive testimony from the applicants and hear public comment. K. Pavkovic seconded. Motion passed (vote was unanimous).

Subdivision and Land Development Review:

#2188 Hale Trailer Brake & Wheel Preliminary/Final Plan – 5274 & 5360 Oakview Drive:

Evan Sowers, H & K Group, Inc.

After some discussion, P. McNemar made motion to recommend conditional preliminary/final approval for the land development plan and the lot line adjustment plan conditioned upon:

1. staff and engineer comments
2. the receipt of an acceptable DEP technical review letter prior to the Board of Supervisors meeting
3. the waivers and deferrals previously actioned upon at the November 18, 2016 Planning Commission meeting.

The motion also included a recommendation to approve the verbal waiver request to reduce the submission deadline from 3 weeks to 2 weeks for the Board of Supervisors meeting. K. Rader seconded. Motion passed (vote was unanimous).

#2207 Revised Minor Subdivision Preliminary/Final Plan – 390 Daniel Street:

Mark Bradbury, Martin, Bradbury & Griffith, Inc.

Presented preliminary/final plan, requesting conditional final approval. K. Rader made motion to:

1. recommend conditional preliminary/final plan approval subject to staff and engineer comments;
2. recommend deferral of waiver request of SALDO 403.5.B(1) and SALDO 403.5.C to Board of Supervisors, as listed in KCE letter dated April 18, 2016;
3. recommend granting waiver of SALDO 504.1, SALDO 403.4.I, and SALDO 704.9.A, as outlined in KCE letter dated April 18, 2016.

K. Pavkovic seconded motion. Motion passed (vote was unanimous).

A second motion was made by K. Rader to recommend a waiver be granted to reduce the submission deadline to the Board of Supervisors from 3 weeks to 2 weeks. P. McNemar seconded motion. Motion passed (vote was unanimous).

#2196 Apartment Development Preliminary Plan – 67 Werley Road:

Paul Bauer, Metropolitan Development Group; Ana Martins, Van Cleef Engineering Associates

After much discussion, no action was taken.

#2208 Canteen Vending, Land Development Sketch Plan – 7235 Penn Drive;

Eric Miller, 7235 Penn Drive Associates LP

After much discussion, no action was taken.

D. Etowski made motion to adjourn. P. McNemar seconded. Meeting was adjourned at 8:10 p.m.

Makala Ashmar
Secretary, Planning Commission