

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

July 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, Charles Deprill, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

Engineer J. Scott Stenroos, Engineer David Alban, Planning Director Daren Martocci, along with Solicitor Andrew Schantz 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 June 15, 2016 meeting was made by K. Pavkovic and seconded by D. Etowski. Motion passed (vote was unanimous).

Conditional Use Review:

#2196 Apartment Development – 67 Werley Road

The Applicant withdrew from the agenda.

#2212 Ridgeline Property Group, LLC – 7352 Industrial Blvd. (former Kraft Facility)

Upon close of the hearing, no action was taken.

Site Plan Review:

#2126 Sharp Corporation, Pedestrian Pathways – 7451 Keebler Way

The Applicant withdrew from the agenda.

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

The Applicant withdrew from the agenda.

#2215 Lineage Parking Lot Expansion – 7132 Ruppsville Road

The Applicant withdrew from the agenda.

#2216 Fed-Ex Parking Lot Improvements – 8451 Willard Drive

The Applicant withdrew from the agenda.

Subdivision and Land Development Review:

#2208 Canteen Vending, Preliminary/Final Land Development Plan – 7235 Penn Drive

Eric J. Miller, President, REBCOR Construction

D. Etowski made a motion to recommend conditional preliminary/final approval subject to staff and engineering comments, conditioned upon the following waivers and deferrals outlined in the Applicant's letter dated July 14, 2016:

1. Deferral of SALDO §22-704.9.A and SALDO §22-704.9.C
2. Waiver of SALDO §22-504.1 and SALDO §22-801.A.1

The motion was seconded by K. Snelling. The motion passed (vote was unanimous).

#2175 Lehigh Hills Apartments, Preliminary Land Development Plan

Ed Murphy, KRE; Bruce Anderson, The Pidcock Company

After much discussion regarding sewer capacity issues, no action was taken.

#2214 – 7533 Ruppville Road – Trailer Container Parking Lot, Preliminary Plan

David Jandl, Jandl Land Company; Mark Bradbury, Martin, Bradbury & Griffith, Inc.; Tom Mesko, Mesko Spotting Services

Presented a proposed truck parking lot to be located at 7533 Ruppville Road for discussion with the Planning Commission. No action was taken.

Courtesy of the Floor:

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

Appeared before the PC to discuss 67 Werley Road (#2196) as they withdrew their conditional use request from the agenda this evening.

- a. Paul Bauer reported that the Laurel Fields HOA said no to the emergency access through their lands.
- b. Paul Bauer stated that in order for their project to move forward it appears that the culvert will have to be extended further into their property to allow for the proposed driveway to be modified.
- c. A staff meeting was requested to discuss the culvert extension.
- d. Paul Bauer reported that the Fire Commissioner letter references sections that are not adopted by Upper Macungie Township. Paul disagrees with the Fire Commissioner on the second access requirements.

After much discussion, no action was taken.

K. Pavkovic made motion to adjourn. D. Etowski seconded. Meeting was adjourned at 10:31 PM.

Makala Ashmar
Secretary, Planning Commission