

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

September 22, 2016 @ 7:00 pm

Meeting called to order at 7:00 P.M. by Vice-Chairman Kenneth Pavkovic.

MEMBERS PRESENT: Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Charles Deprill, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

Engineer Scott Stenroos, Planning Director Daren Martocci, Solicitor Andrew Schantz, as well as Planning and Zoning Secretary Melissa Madden were present.

Vice-Chairman K. Pavkovic 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 August 17, 2016 meeting was made by M. Ashmar and seconded by C. Deprill. Motion passed (vote was unanimous).

D. Martocci made an announcement that the Conditional Use Hearing for Docket #2219 has been rescheduled for Monday, October 17<sup>th</sup> at 7:30 pm. The Planning Commission Workshop will be at 6:30 pm.

### Zoning Review:

#### **#2221 5938 Jabber Lane & 5942 Memorial Road, Petition for Zoning Amendment**

*Carl and Minnie Breininger*

Mr. & Mrs. Breininger requested a recommendation from the Planning Commission regarding a Zoning Map that would rezone both of the referenced properties from the current R-4 (Medium Density Residential) status to the previously held HC (Highway Commercial) status. After some discussion, P. McNemar made a motion to recommend rezoning of the properties from R-4 back to HC conditioned upon each parcel demonstrating compliance with HC zoning. C. Deprill seconded. Vote was unanimous.

### Plan Review:

#### **#2196 67 Werley Road Apartment Development, Land Development Plan**

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

P. Baur and A. Martins requested the PC recommend preliminary plan approval. After much discussion, P. McNemar made a motion to recommend approval of the following waivers from the Applicant's letter dated September 1, 2016:

- Waiver of SALDO Section 22.707.4.C(1)
- Waiver of SALDO Section 22.707.4.C(2)(b) limited to north and south detention basins
- Waiver of SALDO Section 22.703.3.C(1)
- Waiver of SALDO Section 22.801.4 & TICS 801.A.1
- Waiver of SALDO Section 22.704.1.H

The motion was seconded by M. Ashmar. Vote was unanimous.

C. Deprill made motion to adjourn. K. Snelling seconded. Meeting was adjourned at 9:22 PM.

Makala Ashmar  
Secretary, Planning Commission