

# UPPER MACUNGIE TOWNSHIP

## PLANNING COMMISSION

April 15, 2015

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

MEMBERS PRESENT – Chairman David Etowski, Vice-Chairman Ken Pavkovic, Paul McNemar, Makala Ashmar, and Kathy Rader. Geoff Legg, and Tony Savino and were absent.

Engineer Scott Stenroos and Zoning Officer 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.

Chairman Etowski announced that docket **#2163 Bortz Property** has withdrawn from the agenda for tonight.

**#2170 – 7248 Penn Drive - Silver Spring Properties, LLC – A Conditional Use Hearing** was heard at 6:30 p.m., April 15, 2015, before the Planning Commission Meeting.

A motion to approve the minutes of the March 18, 2015 meeting was made by Secretary M. Ashmar seconded by K. Pavkovic, and approved. K. Rader abstained. She was not present at the March meeting.

### **Subdivision and Land Development Reviews:**

#### **#2170 – 7248 Penn Drive – Silver Spring Properties, LLC**

P. McNemar made a motion seconded by K. Pavkovic and unanimously approved to grant Silver Spring Properties, LLC a conditional use to lease a portion 7842 Penn Drive to REMCO, a mechanical service company, which will perform routine maintenance on their own fleet of vehicles providing the requirements set forth in the letter dated April 13, 2015 are met.

#### **#2148 - National Freight, Inc. 7652 & 7588 Penn Drive – Land Development/Subdivision** Requesting a Preliminary/Final Subdivision and Land Development Plan.

Chairman D. Etowski made a motion seconded by K. Rader and unanimously passed to grant Preliminary/Final to National Freight for the Land Development/Subdivision plans subject to staff and engineer comments and recommended six (6) waivers as requested in the revised April 15, 2015 waiver request letter.

**#1839 – Blue Barn Meadows** - Revised Final Subdivision Plan, located at 1461 Blue Barn Road.

Mark Bradbury representing Posocco was requesting a Preliminary/Final Plan decision from the Planning Commission to proceed with the development of the parcel located in Upper Macungie Township. The detention basin lot needs to be maintained by the homeowners association and the Inter-Muni agreement for water and sanitary sewer needs to be acted upon.

The sanitary sewer system needs to be clarified with the UMT Authority before being recommended to the Board of Supervisors.

Chairman D. Etowski made a motion seconded by P. McNemar and unanimously approved for a Conditional Preliminary/Final plan approval subject to staff and engineer comments and resolution of the sewer issue (low pressure vs gravity).

**#2161 Oakview Value Place Hotel** – Preliminary/Final Land Development Plan, located along Oak View Drive near I-78 and Route 22.

Rick Roseberry, P.E. representing Value Place Hotel requested and additional waiver to have a maximum cart-way width for two-way traffic of thirty (30') feet requested by the UMT Fire Commissioner as listed in the revised April 15, 2015 waiver request letter.

All comments by the KCE letter of April 14, 2015 have been addressed. The clean technical letter from the Conservation District was due on April 16, 2015.

P. McNemar made a motion seconded by K. Pavkovic and unanimously approved to grant a Conditional Final Plan and the waiver subject to staff and engineer comments and receipt of a clean technical review letter prior to appearing before the BOS.

#### **#2120 Liberty @ Mill Creek – Land Development**

Kevin Merckell, PE of Barry Issett & Associates, representing Liberty.

At this time Liberty is looking for a Conditional Preliminary Recommendation.

A review letter from LCA was received on April 13, 2015. Liberty is working with all other agencies for permits and approvals.

Storm water issues are being cleaned up as well.

Ryan Kern, P.E. of Barry Issett commented that there will be changes in the stripping on the intersection of 222 and east of Cetronia Road corrections will be made and cleaned up.

Revisions are moving along to remedy the intersections for better movement.

P. McNemar made a motion seconded by K. Rader and unanimously approved for waiver numbers 2, 3, 4, 5, 8, 9 and 14. The Planning Commission requested additional information on waiver numbers 6, 7, 11, 12, and 13 and did not act on waiver numbers 1 and 10.

P. McNemar made a motion seconded by M. Ashmar and unanimously approved to grant preliminary conditional approval for the land development plans subject to staff and engineer comments and that revised plans be provided no later than April 27, 2015 for review prior to the BOS meeting on May 7, 2015 to address plan conditions.

Meeting was adjourned at 8:50 p.m.

Makala Ashmar

Secretary, Planning Commission



Engineers  
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April 15, 2015

Upper Macungie Township  
Planning Commission & Board of Supervisors  
8330 Schantz Road  
Breinigsville, PA 18031

Re: Value Place Hotel  
Upper Macungie Township, Lehigh County, PA  
MC Project No. 14000734A

Dear Members:

On behalf of our client, Jalan, LLC c/o Cahill Properties, LLC, we are requesting we are requesting the following waiver:

1. **CHAPTER 22 – SECTION 703.3.C(1)**

THE REQUIREMENT THAT ALL NON- RESIDENTIAL DRIVEWAYS HAVE A MAXIMUM CARTWAY WIDTH FOR TWO-WAY TRAFFIC OF THIRTY (30') FEET.

Based on the recommendation of the Fire Marshalls to provide a proposed entry drive width of thirty six (36') feet.

If you have any questions, please do not hesitate to contact me at (610) 868-4201 or [roseberry@maserconsulting.com](mailto:roseberry@maserconsulting.com).

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'C. Roseberry', written over a horizontal line.

C. Richard Roseberry P.E., A.I.C.P.  
Principal Associate/LEED Green Associate

CRR/eak

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January 29, 2015  
Last Revised April 15, 2015

Planning Commission  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

RE: Waiver Request Letter  
Preliminary/Final Land Development for National Freight, Inc.

Dear Planning Commission:

National Freight is planning to add additional trailer parking and a joint access easement between 7588 & 7652 Penn Drive. No new buildings are being proposed. A detention pond and associated pipe system is proposed to handle the drainage from the additional impervious paving. No other new utilities are being proposed.

In conjunction with this submission we would like to request the following waivers:

1. Section 22-504.1 – Preliminary/Final Plan Submission  
A waiver is requested to allow for a Preliminary/Final Plan approval. This project is limited in size, with only an acre of disturbance, and we feel as though we have addressed the large majority of the Township Engineer's comments to justify moving forward with the preliminary and final plans simultaneously.
2. Section 22-707.2.A.2(d) – Detention Pond Landscaping  
A waiver is being requested to eliminate the landscaping requirement around the detention pond. The space available for the detention pond is rather narrow, and if plants were installed it would interfere with the required fence. The detention basin is in the rear of the site adjacent to the railroad, so the detention basin will not be seen by anyone but site employees, thus the need for screening is minimal.
3. Section 22-707.4.C.2(a) – Basin Berm Width  
The basin will be constructed with either Gabion Baskets or a traditional retaining wall. The width of the basin berm will be the width of baskets and the baskets will provide more stabilization than a traditional earthen berm. Because of the small project area, a wider berm would be difficult to achieve within the area available.
4. Section 22-707.4.C.2(b) – Basin Side Slopes  
A waiver is requested to allow for basin side slopes greater than 4:1. A gabion wall is proposed for the sides of the basin to maximize storage. The wall will provide greater stability than a traditional grass berm with 4:1 side slopes.
5. Section 22-710.4.G – Registered Landscape Architect  
Because this project is minor in nature and less than an acre, we are requesting a waiver of the requirement to have a registered landscape architect prepare the plans. We are providing ample screening of the proposed parking lot in accordance with your ordinance. There is a question of interpretation of this section as to whether or not one is required on a project of this size. Since a landscaping plan has already been prepared and has addressed all of the Township Engineers' comments, we are requesting that a registered landscape architect not be required in this case.