

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

April 18, 2018 at 7:00pm

Meeting called to order at 7:03 P.M. by Chairman Charles Deprill.

MEMBERS PRESENT: Chairman Chuck Deprill, Vice Chairman Paul McNemar, Secretary Makala Ashmar, Kim Snelling, P. Sunny Ghai, Tim Helmer and Chris Walls.

Planning Director Daren Martocci, Engineer Dave Alban, Solicitor Andrew Schantz and Planning and Zoning Secretary Melissa Madden were also present.

Chairman Charles Deprill 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 February meeting was made by K. Snelling and seconded by M. Ashmar. Motion passed (vote was unanimous).

### Plan Review:

#### **#2212 Park 100 Logistics Center Warehouse, Land Development Plan, Preliminary/Final Plan**

*Blake Marles, Esq., Stevens & Lee*

The applicant appeared before the PC seeking final plan approval for the second phase of the project. After some discussion, T. Helmer made a motion to recommend final approval of the plan pending staff and engineering comments in the review letter. S. Walls seconded. Motion passed (vote was unanimous).

#### **#2247 Lehigh Valley Animal Hospital, Subdivision Plan, Preliminary/Final Plan**

*Chris Williams, Barry Isett & Associates*

The applicant appeared before the PC proposing the consolidation of two lots. After some discussion, P. McNemar made a motion to recommend approval of the waivers outlined in the Applicant's letter dated April 18<sup>th</sup>. K. Snelling seconded. P. McNemar made a motion to recommend preliminary/final land development approval. K. Snelling seconded. Both motions passed (votes were unanimous).

#### **#2248 Naftulin Tract, Subdivision Plan, Preliminary/Final Plan**

*Barbara Naftulin, Homeowner*

The applicant appeared before the PC proposing a lot line adjustment. After some discussion, P. McNemar made a motion to recommend approval of the following waivers from the Applicant's letter dated April 18, 2018:

- Waiver of SALDO Section 403.1
- Waiver of SALDO Section 403.4.H
- Waiver of SALDO Section 504.1

The motion also included deferral of the following waivers from the same letter:

- Deferral of SALDO Section 504.4.I
- Deferral of SALDO Section 704.1.G
- Deferral of SALDO 704.1.H & 703.1.H.5

M. Ashmar seconded. Motion passed (vote was unanimous).

After some additional discussion, P. McNemar made a motion to recommend preliminary/final approval of the plan conditioned upon comments in the review letter. M. Ashmar seconded. Motion passed (vote was unanimous).

### **#2197 Town Suites by Marriott, Land Development Plan, Preliminary/Final Plan**

*Justin Q. Massie, P.E., Terraform Engineering*

The applicant appeared before the PC looking for preliminary/final land development approval. After some discussion, P. McNemar made a motion to recommend preliminary/final plan approval based on comments in the review letters. K. Snelling seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to recommend approval of the following waivers from the Applicant's letter dated March 29<sup>th</sup>:

- Waiver of TICS Typical Detail 1-2
- Waiver of SALDO Section 504.1
- Waiver of SALDO Section 703.3.C.1
- Waiver of SALDO Section 703.3.C.2
- Waiver of SALDO Section 703.3.F.2.a
- Waiver of SALDO Section 704.1.H
- Waiver of SALDO Section 704.3.B.2
- Waiver of SALDO Section 704.3.C
- Waiver of SALDO Section 704.6.D
- Waiver of TICS Section 801.A.1
- Waiver of SALDO Section 704.C.1

S. Ghai seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to recommend partial waiver of SALDO Section 708.2.A. T. Helmer seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to recommend deferral of the sidewalk on Memorial Road only (no waiver for sidewalk on Tilghman Street. T. Helmer seconded. Motion passed (vote was unanimous).

S. Ghai made a motion to recommend adding a pad to the bus stop location. P. McNemar seconded. Motion passed (vote was unanimous).

### **#2236 Proposed Zoning Amendment to permit farm-based entertainment (Agritainment/Agritourism):**

Andrew Schantz opened the discussion on this ordinance by presenting an overview of the events that have taken place thus far related to this amendment. After some discussion, P. McNemar made a motion that the solicitor adjust the wording in Section 16 and 17 to revise "other than food" to address commodities covered under the Right to Farm Act. K. Snelling seconded. Motion passed (vote was unanimous).

C. Deprill made a motion to prohibit the use of apple cannons and thus move them from the list of permitted items to prohibited. S. Ghai seconded. Motion passed (vote was unanimous).

T. Helmer made a motion to recommend approval of the ordinance. C. Walls seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to add to the requirements for Agritainment and Agritourism that operators shall provide some form of positive control to prevent patrons from leaving the property. C. Walls seconded. Motion was defeated (vote was 4-3).

T. Helmer made a motion to amend Section 6 on page 13 "pick your own" to "direct commercial sales." S. Ghai seconded. Motion passed (vote was unanimous).

### **#2173 NFI Real Estate, Lehigh Valley West Industrial Park, Lots 5, 7, 8, 9, 10 and 11, Land Development Plan**

*Erich Schock, Esq., Fitzpatrick Lentz & Bubba, P.C.*

*Michael Landsburg, NFI Industries*

*Bruce E. Anderson, The Pidcock Company*

The applicants appeared before the PC looking for planning commission review of the project. After much discussion, no action was taken.

M. Ashmar made a motion to adjourn which was seconded by K. Snelling. The vote was unanimous and the motion passed. The meeting was adjourned at 11:19 PM.

Makala Ashmar

Secretary, Planning Commission