

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

June 20, 2018 at 7:00pm

Meeting called to order at 7:00 P.M. by Chairman Charles Deprill.

MEMBERS PRESENT: Chairman Chuck Deprill, Vice Chairman Paul McNemar, 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 May meeting was made by K. Snelling and seconded by S. Ghai. Motion passed (vote was unanimous).

Plan Review:

#2251 Teirpoint Building Expansion, Tekpark, Site Plan Review

Daniel Witczak, P.E., Acela Engineering

Laura Lansberry, Ondra-Huyett Associates

The applicant appeared before the PC seeking advisory comments from the commission. After some discussion, no action was taken.

#2253 Hale Trailer Brake & Wheel, Building Expansion, Site Plan Review

Evan D. Sowers, P.E. H&K Group, Inc.

The applicant appeared before the PC seeking advisory comments from the commission. After some discussion, no action was taken.

#2236 Proposed revisions to 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 and advised that the discussion be limited to the revisions made by the Board of Supervisors. After some discussion, P. McNemar made a motion that the setback for haunted activities be increased from 100 to 300 feet from the property line. K. Snelling seconded. Motion passed (vote was unanimous).

P. McNemar made a motion that “nonmetallic” should be changed to “rock or concrete” and “noise suppressor” should be changed to “sound muffling devices” with respect to the section on air or propane cannons. C. Walls seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to add to the ordinance the approved use of air or propane cannons. C. Deprill seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to increase the setback for air or propane cannons to 500 feet. C. Walls 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 applicant appeared before the PC to present an updated plan. After some discussion, P. McNemar made a motion to recommend preliminary approval for the lot line consolidation plan conditioned upon staff and engineering comments. K. Snelling seconded. Motion passed (vote was unanimous).

P. McNemar made a motion to recommend approval of the following waivers:

- S.A.L.D.O. 705.C(S)
- S.A.L.D.O. 707.4.C(1)
- S.A.L.D.O. 403.1
- S.A.L.D.O. 703.3.((1))

T. Helmer seconded. Motion passed (vote was unanimous).

The following waivers were withdrawn by the applicant:

- S.A.L.D.O. 704.9.A

P. McNemar made a motion to recommend preliminary approval for the land development plan conditioned upon staff and engineering comments. K. Snelling seconded. Motion passed (vote was unanimous).

T. Helmer made a motion to adjourn which was seconded by C. Walls. The vote was unanimous and the motion passed. The meeting was adjourned at 8:34 PM.

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Secretary, Planning Commission