

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

December 19, 2018 at 7:00pm

CURRENT PLANNING DOCKETS:

Docket	Project	90 Day Period (MPC Section 508)
2202	6500 Chapmans Road	*Extension signed through 3/30/2018
2261	Air Products	3/19/2019

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

MEMBERS PRESENT: Chairman Charles Deprill, Vice-Chairman Paul McNemar, Secretary Makala Ashmar, Kim Snelling, Tim Helmer, Chris Walls, and Mike Werst.

Planning Director Daren Martocci, Engineer Dave Alban, and Solicitor Andrew Schantz were 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.

Conditional Use Review:

#2264 Kuhnsville Asphalt Products, 6661 Tilghman Street, Conditional Use

Doug VanScyoc, Kuhnsville Asphalt Products

D. VanScyoc appeared before the PC on behalf of Kuhnsville Asphalt Products who is proposing to occupy the property for retail sales of asphalt paving and roofing materials including storage and distribution of liquid asphalt sealer products and asphalt emulsions. No conditions were recommended by the Planning Commission. The conditional use hearing is scheduled for January 7th, 2019 at 6:30pm.

Plan Review:

#2261 763 Mill Creek Road Land Development Plan, Air Products & Chemicals, Inc. New Headquarters, Preliminary/Final Plan, Lot Consolidation Plan

Blake Marles, Esq., Stevens & Lee

Pat Garay, Air Products

Kevin Markell, P.E., Barry Isett & Associates

B. Marles appeared before the PC looking for preliminary final plan approval. After much discussion, no action was taken.

Resident Larry Dorsch asked a question regarding traffic traveling west on the bypass. He also had questions regarding sidewalks.

Paul McNemar disclosed he is involved with the pipeline on the property and has worked with counsel. He has no conflict of interest.

#2043 360 Grange Road, Grange Road Park Lot Line Adjustment, Preliminary/Final Plan

J. Scott Stenroos, Keystone Consulting Engineers

J. Stenroos appeared before the PC looking for preliminary final plan approval on behalf of Upper Macungie Township. Stan Wojciechowski

After much discussion, P. McNemar made a motion to grant approval of waivers 1 through 7. M. Ashmar seconded. Motion passed (vote was unanimous).

After much discussion, P. McNemar made a motion to approve conditional/final plan approval conditioned upon staff comments and review letters and a clean review letter from LVPC. M. Ashmar seconded. Motion passed (vote was unanimous).

P. McNemar made motion to adjourn. C. Walls seconded. Meeting was adjourned at 7:58 PM.

Makala Ashmar
Secretary, Planning Commission