

Upper Macungie Township Planning Commission Meeting

January 15, 2020 at 7:00pm

Current Planning Dockets:

Docket	Project	90 Day Period (MPC Section 508)
2265	Shoppes at Trexler Plaza	Extension until 3/1/2020
1961	Laurel Fields Phase V	2/18/2020
2286	1047 Cetronia Road Apartments	4/15/2020
2287	Motel 6 Lot Consolidation	4/15/2020
2202	6500 Chapmans Road	Extension until 6/1/2020

Call to Order:

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.

Engineer Dave Alban, Solicitor Andrew Schantz,

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 of America.

Reorganization:

Motion to retain officers from 2019.

Motion by: C. Walls Second by: K. Snelling Result: passed (vote unanimous 4-0)
Current officers abstained from voting

Motion for Kim Snelling to be Assistant Secretary

Motion by: M. Ashmar Second by: C. Walls Result: passed (vote unanimous 6-0)

Minutes: A motion to approve the minutes of the January 2020 Meeting.

Motion by: C. Walls Second by: M. Werst Result: passed (vote unanimous)

Plan Review:

#2265-5917 W. Tilghman Street, Shoppes at Trexler Plaza, Land Development Plan, Preliminary/Final Plan.

Erick Shock Fitzpatrick Lentz & Bubba & Victor Grande P.E. Rettew & Owner presented plans before the Commission. Vice Chariman Paul McNemar recused himself from voting due to a conflict of interest. After much discussion the following motions were made;

Motion to Recommended waivers 1-7 as outlined in the engineers letter dated, January 13, 2020.

Motion by: C. Walls Second by: C. Deprill Result: passed (vote unanimous)

Motion to recommend preliminary/final plan approval conditioned upon staff and engineers review comments and that the proposed building be limited to retail use only with 70% of square foot floor area to be accessible to customers.

Motion by: T. Helmer Second by: M. Werst Result: passed (vote unanimous)

#1961 – Laurel Fields Phase V, Preliminary/Final Subdivision/Land Development Plan.

Tom Dredge, Langan Engineering, presented plans before the Commission. After some discussion the following motions were made;

Motion to recommend waivers 1, 2, 3.

Motion by: P. McNemar Second by: C. Wall Result: passed (vote unanimous)

Motion to recommend for staff to research if sidewalks can be installed on the east side of Werley road for a reduction in recreation fees equal to the cost of the sidewalk installation, and for Board of Supervisors consideration.

Motion by: T. Helmer Second by: M. Werst Result: passed (vote unanimous)

Motion to recommend preliminary/final plan approval conditioned upon staff and engineers review comments

Motion by: P. McNemar Second by: T. Helmer Result: passed (vote unanimous)

#2286 – 1047 Cetronia Road Apartments, Preliminary/Final Land Development Plan.

Bud Newton, Newton Engineering presented plans to the Commission seeking feedback on the plan. Noting that a meeting has been set up with the Township Engineer and Director of Fire to review the comment letters. After some discussion, no action taken.

#2287 – Motel 6 Lot Consolidation, Preliminary/Final Subdivision Plan.

No representative was present. Township Engineer presented the plans to the Commission.

After some discussion, no action taken.

Adjournment: Motion to adjourn at 8:10 PM

Motion by: T. Helmer Second by: C. Walls Result: passed (vote unanimous)

Makala Ashmar, Secretary