



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

September 16, 2020

I. Call to Order/Pledge to the Flag:

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

MEMBERS PRESENT: Chuck Deprill, Chairman; Kim Snelling; Tim Helmer; Christopher Walls; Mike Werst.

STAFF PRESENT: Engineer Dave Alban; Director Community Development Daren Martocci, Assistant Director of Community Development Dan DeMeno, 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.

Chairman Charles Deprill offered remarks honoring the memory of Makala Ashmar.

II. Minutes:

A motion was made to approve the August 2020 meeting minutes. Motion was made by K. Snelling, 2nd by M. Werst, Motion passed (5-0)

III. Planning Docket Review Timetable:

Docket	Project	90 or 45 Day Period (MPC Section 508)
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	10/31/2020
2062	Hassen Creek Estates – Subdivision	12/1/2020
2295	400 Nestle Way – Land Development Plan	11/12/2020
2296	910 Nestle Way – Lot Consolidation Plan	10/13/2020
2299	Hidden Meadows Phase III – Land Development Plan	11/17/2020
2300	Krocksville Produce – Conditional Use	11/17/2020
2291	Yourway Facility Expansion – Land Development Plan	12/15/2020

I. PLAN REVIEW:

A. #1999 Weilers Road Townhouse Development, Preliminary/Final Land Development Plan, the project proposes to construct 36 buildings which will contain 144 townhouse units. Also proposed are several roadways, overflow parking areas and a private recreation area. The project is situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low-Density Residential Zoning District;

The applicant’s engineer updated the Commission on plan revisions which eliminate many previous waiver requests. The Commission discussed parking lot reconfiguration, parking requirements,

mailbox cluster locations, sidewalk locations and the use of Belgian Block curbing within the development.

No action was taken on the plan. The applicant's engineer stated that the applicant would authorize a time extension of 60 or 90 days.

B. #2291 Yourway Facility Expansion, 6681 Snowdrift Road, Land Development Plan, the project proposes construction of a 12,000 sf addition to the existing Yourway Transport Building, a 76,417 sf warehouse building and a 14,180 sf - 5 story testing facility. The property is situated within the LI – Light Industrial Park Zoning District.

The applicant's design team presented features of the proposed development to the Commission. Operations of the facility were discussed to give the Commission and Staff a better understanding of the project. Expanded Use, parking, site access (pedestrian and vehicular) and site circulation were discussed. No action was taken on the plan or waivers requests.

II. ADJOURNMENT 7:44 P.M.