



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

August 19, 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; Paul McNemar, Vice-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.

II. Minutes:

A motion was made to approve the July 2020 meeting minutes. Motion was made by C. Walls, 2nd by K. Snelling, Motion passed (6-0)

Prior to reviewing the agenda, DCD, D. Martocci announced that Docket #2265 – Shoppes at Trexler Plaza would be moved to the end of the agenda.

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	9/15/2020
2295	400 Nestle Way – Land Development Plan	10/13/2020
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

I. WAIVER REQUESTS:

A. #1884 Waiver Request (Belgian Block Style Curbing) Schaefer Run Commons, The site is located north of the Route 100 Bypass, South of the Schaefer Run Creek and adjoins relocated Weilers Road on the West. The property is situated within the R2 – Low Density Residential Zoning District;

The Township Engineer noted that Public Works has reviewed the request and would only permit the construction of mountable or depressed style Belgian Block Curb at driveway entrances and ADA ramps, full height vertical Belgian block curb would be required in all other locations along private streets. The use of any type of Belgian block curb within Township or State right-of-way's is prohibited. The Solicitor noted that should UMT be required to conduct utility repairs within the development UMT would not be required to replace the Belgian block curb in kind.

A motion was made by P. McNemar to recommend approval of the waiver request to the Board of Supervisors, the motion was seconded by M. Werst. There was no public comment on the motion. The motion passed unanimously.

II. CONDITIONAL USE

A. #2300 Krocksville Produce Stand, 5179 Cetronia Road, Conditional Use Application for seasonal retail sales of produce at the property, the parcel is situated within the R2 – Low Density Residential Zoning District;

The DCD outlined the Conditional Use Process and the Planning Commission’s responsibilities in reviewing the application. The Zoning Officer provided a summary of review items related to the Application.

A motion was made by T. Helmer to recommend approval of the Conditional Use Application to the Board of Supervisors without any specific conditions, the motion was seconded by C. Walls. There was no public comment on the motion. The motion passed unanimously.

III. PLAN REVIEW

A. #2296 910 Nestle Way, Lot Consolidation plan, the project proposes a lot consolidation/lot line adjustment. The property is situated along Nestle Way near the intersection of Adams Rd. The property is situated in the LI—Light Industrial Zoning District;

A motion was made by C. Walls to recommend Preliminary/Final Approval to the Board of Supervisors conditioned upon the comments found in Staff and Engineer’s review letters, K. Snelling seconded the motion. There was no public comment on the recommendation. The motion passed unanimously.

B. #2299 Hidden Meadows, Phase 3, Townhouse Land Development, Preliminary/Final Plan, the project proposes the construction of 20 townhouse units in a new phase of the existing Hidden Meadows Development. The property is located along the west side Werley Road near the intersection of Rockrose Lane. The property is situated within the R5 – Medium High-Density Residential Zoning District;

The Commission discussed waiver requests related to roadway geometry, cartway and right-of-way widths. The Commission also directed the applicant to research the depth of the existing pond situated on the site to ensure that safety fencing would not be required. The Commission recommended that the developer provide pedestrian access to the previous phases of the development as to not “isolate” the community. Finally, the Solicitor informed the developer that complete cost estimates and legal descriptions would be required to comply with Final Plan requirements. There was no public comment on the application and the Commission took no formal action on the project.

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- C. #2062 Hassen Creek Estates Subdivision, Preliminary/Final Subdivision Plan, 1864 Becker Street, 2010 & 2021 Hickory Lane.** The plan proposes subdivision of three (3) existing tracts of land into eight (8) single family detached home building lots. The properties are situated within the RU3 – Rural 3 Zoning District;

The Applicant’s Engineer discussed status of the plan, boundary road upgrade requirements, the status of the existing cul-de-sac at the terminus of Hickey Lane. The commission raised concerns over fire protection due to the rural nature of the development coupled with long, steep winding driveways. A meeting has been requested with the Bureau of Fire and the local Fire Chief.

It was acknowledged by the applicant’s engineer that consultation with the Lehigh County Conservation District and DEP to receive a ruling on the “common plan of development” and further with DEP for the status of the Sewage Facilities Planning Module would be required.

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.

- D. #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 provided the Commission with a historic overview of the development and previous reviews and design considerations. It was noted that the applicant’s engineer should schedule a meeting with the Bureau of Fire to review vehicle turning templates throughout the development. The Commission reviewed waiver requests with the township engineer and applicant’s engineer.

A motion was made by P. McNemar to recommend that the Board of Supervisors approve Waivers 1-7 & 9 (noting that #8 was withdrawn) and an additional waiver #10 from the Township Infrastructure Construction Standards, Detail 1-1, which requires street trees to be situated 2’ from the legal right-of-way line. Waiver #10 is limited to Weilers Road and recommended to eliminate the placement of street trees within an existing sanitary sewer easement. The motion was seconded by M. Werst. There was no public comment on the motion. The motion passed 4-2.

- E. #2265 5917 W. Tilghman St., Shoppes at Trexler Plaza, Sketch Plan, Revised Land Development Plan,** the project proposes a vehicle wash station and strip retail consisting of 4-1,000 square foot buildings, the site is located in the HC– Highway Commercial Zoning District;

The Commission reviewed the Revised Sketch Plan. It was noted that zoning relief is required as the plan exceeds the maximum allowable impervious coverage. The Applicant stated that the rear parking would be for employees only as there was discussion regarding vehicle and fire access to the rear parking area. There was not public comment and the Commission had no from comments for the Zoning Hearing Board.

IV. ADJOURNMENT 9:25 P.M.