



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

December 16, 2020

7:00 PM

Public Meeting Room

For anyone wishing to address the Commission or ask questions from the floor, the Chairman will accept public comment during each specific agenda item. Thank you.

- I. **CALL TO ORDER – PLEDGE TO THE FLAG**
- II. **MINUTES**
 - A. November 18, 2020
- III. **CURRENT PLANNING DOCKETS**

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	1/7/2021
2062	Hassen Creek Estates – Subdivision	3/5/2021
2295	400 Nestle Way – Land Development Plan	12/31/2020
2299	Hidden Meadows Phase III – Land Development Plan	1/15/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	2/16/2021
2291	Yourway Facility Expansion – Land Development Plan	12/15/2020
2292	Sheetz Convenience Store – Land Development Plan	3/16/2021
2305	5239 W. Tilghman Street – Land Development Plan	3/16/2021
2306	Sheetz Convenience Store – Conditional Use	3/16/2021
2307	6894 Hamilton Blvd. – Minor Subdivision Plan	3/16/2021
2308	Fogelsville Senior Living – Sketch Plan	1/30/2021
2084	Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental	3/16/2021

IV. **CONDITIONAL USE REVIEW**

#2306 **Sheetz Convenience Store, 951 Trexlertown Road, Conditional Use Application**, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township’s Light Industrial Park District (LI) where Auto Service Stations are a permitted use by Conditional Use Review;

V. **PLAN REVIEW**

- #2292 Sheetz Convenience Store, 951 Trexlertown Road, Preliminary/Final Subdivision & Land Development Plan**, the project proposes the subdivision and land development of the property to construct a +/- 6,070 SF Sheetz convenience store with fuel sales and associated improvements such as parking, stormwater and other utilities. The project is located within the Township's LI-Light Industrial Park District Zoning District;
- #2305 5239 W Tilghman Street Addition, 5239 W Tilghman Street, Preliminary/Final Land Development Plan**, the project proposes to construct a 5,035 SF addition to the west side of the existing building. The project also proposes a 7,055 SF addition with a 2,280 SF docking area on the north side of the existing building. Additional paving is included in the plan. The project is location in the Township's HC-Highway Commercial Zoning District;
- #2307 Cedar-Trexler LLC Minor Subdivision Plan, 6894 Hamilton Blvd., Final Minor Subdivision Plan**, the project proposes the subdivision of two new lots, giving McDonald's and Friendly's stand-alone restaurants their own lots. No land development or physical changes to the property are proposed with the plan. The project is located within the Township's HC-Highway Commercial Zoning District.
- #2308 Fogelsville Senior Living Sketch Plan, 1670 N Route 100**, the project proposes the construction of a new multi-story senior living facility. The development will include the construction of curbed access driveways, parking lots and storm sewer drains. The project is located on proposed Lot 245, which is part of the Lehigh Hills Lot 5 Subdivision Plan and is located within the Township's NC-Neighborhood Commercial Zoning District.
- #2084 Lehigh Hills Lot 5 Subdivision – Phase 2 Supplemental, 1670 PA Route 100**, the project is a revision to the prior Lehigh Hills Lot 5 Subdivision Plan to identify the next phase of development. The revised final plan, sheets 2 and 5 (only), have been submitted to show recording of certain lots in separate sections. The project is located within the Township's R3-Medium Low-Density Residential Zoning District.
- #2295 400 Nestle Way, Preliminary/Final Land Development Plan**, the project proposes a trailer parking lot. The property is situated along Nestle Way near the intersection of Schantz Rd. The property is located within the LI—Light Industrial Zoning District;

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**