



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

November 18, 2020

I. Call to Order/Pledge to the Flag:

Meeting called to order at 7:00 PM by Chairman Chuck Deprill

MEMBERS PRESENT: Chuck Deprill, Chairman; Tim Helmer; Christopher Walls; Aubrey Miller

STAFF PRESENT: Engineer Dave Alban; Director of 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. Action Items:

A motion was made to approve the October 2020 meeting minutes. Motion was made by C. Walls, 2nd by T. Helmer, Motion passed (4-0)

A motion was made to appoint Kim Snelling as Planning Commission Secretary. Motion was made by T. Helmer, 2nd by C. Walls, Motion passed (4-0)

Prior to reviewing the agenda, DCD D. Martocci announced that Docket #2295 – 400 Nestle Way would be removed from the agenda.

III. Planning Docket Review Timetable:

Docket	Project	90 or 45 Day Period
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	12/31/2020
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

I. PLAN REVIEW:

A. #2265 5917 W. Tilghman St., Shoppes at Trexler Plaza, Revised Final Plan The site is located west of the intersection of Tilghman St & Blue Barn Rd, South of the Green Hills Commerce Center. The property is situated within the HC – Highway Commercial Zoning District, the project proposes a vehicle wash station and strip retail consisting of three 1,500 square foot buildings;

A presentation was made by the applicant on the current status of the plan. Discussion by the planning commission on traffic routing and flow through the rear of the property, with the suggestion of routing traffic onto Blue Barn Rd to limit illegal left turns onto Tilghman St. Applicant agreed to examine possibility. Discussion on waiver for curbing at access point on right of way, and for better location for screening of dumpster. Applicant agrees to review concerns. Discussion on rear parking spots, and difficulty accessing vehicles without stepping on neighboring property. Applicant states difficulty to comply with potential acquisition of

access easement or other access solution. Discussion of fire equipment access to site, including turning radii and fire hydrant locations.

T. Helmer made a motion that the Board grant:

1. A waiver of Section § 22-708.5. to permit the driveway/parking area to be situated within the required 10' wide drainage and utility easement located on the rear property line.
2. A waiver of Section § 22-703.3D.(3) to allow driveway radii of less than 20 feet for the newly created access drive to at the east of the site.

The motion was seconded by A. Miller and approved 4-0. There was no public comment on the motion.

T. Helmer made a motion recommending that the Board of Supervisors grant Revised Final Plan Approval to Docket #2265, conditional on Staff and Engineers review letters dated November 16, 2020. The motion was seconded by C. Walls and approved 4-0. There was no public comment on the motion.

B. #2291A Yourway Building Addition, 6681 Snowdrift Road, Land Development Plan

The project proposes construction of 12,000 sf addition to the existing pharmaceutical storage building, the site is located within the LI – Light Industrial Park Zoning District

A presentation was made by the applicant on the current status of the plan. Discussion on confirming that adequate parking for the responsible operation of the facility will be available during all construction, applicant confirms.

T. Helmer made a motion recommending that the Board of Supervisors grant Final Plan Approval to Docket #2291A, conditional on Staff and Engineers review letters dated November 16, 2020.

The motion was seconded by A. Miller and approved 4-0. There was no public comment on the motion.

C. #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;

A presentation was made by the applicant on the current status and waiver requests of the plan. Discussion on waivers no longer requested, which lowered significantly the number of requested waivers. Pedestrian access to recreation, and applicable signage to direct those pedestrians discussed.

T. Helmer made a motion to add waivers 5 & 6 to plan. The motion was seconded by C. Walls and approved 4-0. There was no public comment on the motion.

Discussion occurred on the technical framing of motions to adequately contain all relief required. Planning Commission agrees to make additional motion to ensure all relief is addressed.

C. Walls made a motion that the Board grant:

1. A waiver from Section § 22-503.1. to allow a plan to be approved as Preliminary/Final.
2. A waiver from Section § 22-705.3.A. to permit an existing sanitary sewer line to be located closer than 8 feet horizontally from the proposed curblineline of Susan Circle.
3. A waiver of Section §22-708.2.b.(1) to eliminate the required 15' wide utility easements along Weilers Road.
4. A waiver from Section § 22-710.5.C to allow street trees to be planted at an offset of 2 feet from an existing utility easement rather than at an offset of 2 feet from a right-of-way line.
5. A waiver from the Upper Macungie Township Infrastructure Construction Standards Section 301 to permit the use of Belgian Block Curb in lieu of plain cement concrete curb.

The Commission did not make a recommendation on the waiver request from Section § 22-710.4.G. to permit Landscape Plans to be prepared by a Licensed Professional Engineer rather than by a Registered Landscape Architect.

The motion was seconded by T. Helmer and approved 4-0. There was no public comment on the motion.

T Helmer made a motion recommending that the Board of Supervisors grant Preliminary/Final Plan Approval to Docket #1999, conditional on Staff and Engineers review letters dated November 16, 2020.

The motion was seconded by C. Deprill and approved 4-0. There was no public comment on the motion.

D. #2304 Towns at Schaefer Run Subdivision, Sketch Plan

The project proposes to construct 25 buildings which will contain 127 townhouse units. Also proposed are several roadways, overflow parking areas and a private recreation area. The project is situated along Rt. 100 near the intersection of Rt. 100 and Schaefer Run Rd. The property is located within the R3 – Medium Low-Density Residential Zoning District;

Discussion focused on large flood plain separating the recreation facilities from the residences and township access to extend recreational trails through the subdivision. Meeting between applicant and township staff discussed and confirmed. No action taken.

II. ADJOURNMENT 8:15 P.M.