



**Upper Macungie Township  
Planning Commission  
Meeting Agenda**

8330 Schantz Road  
Breinigsville, PA 18031

April 21, 2021

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. March 17, 2021
- III. CURRENT PLANNING DOCKETS

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2311	10543 Schantz Road – Minor Subdivision Plan	5/18/2021
2312	<b>*Estate of Evelyn M. Werley – Minor Subdivision Plan</b>	<b>5/18/2021</b>
2202	6500 Chapmans Road – Land Development	6/1/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	6/3/2021
2062	<b>*Hassen Creek Estates – Subdivision Plan</b>	<b>6/3/2021</b>
2315	*Sam Adams Keg Cooler Addition – Land Development Plan	6/12/2021
2305	Sheetz Convenience Store – Conditional Use	6/13/2021
2292	<b>*Sheetz Convenience Store – Sub/LD Plan</b>	<b>6/14/2021</b>
2306	5239 W Tilghman Street Addition – Land Development	6/14/2021
2175A	Lehigh Hills Apartments – Amended Final Land Development Plan	6/15/2021
2299	Hidden Meadows Phase III – Land Development	6/15/2021
2084A	<b>*Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan</b>	<b>7/20/21</b>
1999A	<b>*Weilers Road Townhouse Development – Preliminary/Final Plan</b>	<b>BOS Conditionally Approved on 3/4/2021</b>

\*Being heard in April

- IV. PLAN REVIEW
  - #1999A **Weilers Road Townhouse Development, Preliminary/Final Land Development Plan, Waiver Request**, the project proposes to construct 36 buildings which will contain 144 townhouse units. The applicant is before the Planning Commission for a recommendation

on an additional waiver request. The property is located within the R3 – Medium Low-Density Residential Zoning District;

**#2312 Estate of Evelyn M. Werley, 7327 Cetronia Road, Subdivision Plan**, the project proposes to subdivide the approximately 4.7-acre parcel to create an additional lot (Lot 1). The project is located within the Township’s R2 Low Density Residential Zoning District;

**#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;

**#2062 Hassen Creek Estates**, Hassen Creek Estates is a proposed residential subdivision plan which is comprised of three (3) separate tracts of land naturally subdivided by Hickory Lane and Becker Road. Existing parcels contain a total of 119.6 acres. The subdivision plan proposes the creation of nine (9) single-family detached residential dwelling building lots ranging in area from 10.3 acres to 15.7 acres. The project is located within the Township’s RU3 Rural 3 Residential Zoning District.

**#2084A 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 amend the grading throughout this phase of the development. The revised final plan, sheet 3 and sheet 41-48 (only), have been submitted to show recording of the proposed grading changes. The project is located within the Township’s R3-Medium Low-Density Residential Zoning District.

## V. OTHER BUSINESS

- A. **Proposed Text Amendment to § 27-306 Table of Permitted Uses by District: to allow Pharmaceutical Manufacturing in the Limited Light Industrial – LI(L) Zoning District**, The proposed text amendment would allow for the permitted use, by right, of pharmaceutical manufacturing within the LI(L) Zoning District. The proposed amendment would include additional text to §27-202: Terms Defined and §27-402: Additional Requirements for Specific Principal Uses.

## VI. PUBLIC COMMENT

## VII. ADJOURNMENT