



**Upper Macungie Township  
Planning Commission  
Meeting Agenda - Tentative**

8330 Schantz Road  
Breinigsville, PA 18031

May 19, 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. April 21, 2021
- III. CURRENT PLANNING DOCKETS

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2304	*Towns at Schaefer Run – Sketch Plan	N/A
2265	Shoppes at Trexler Plaza – Land Development Plan	6/3/2021
2305	*Sheetz Convenience Store – Conditional Use	6/13/2021
2292	Sheetz Convenience Store – Sub/LD Plan	6/14/2021
2306	5239 W Tilghman Street Addition – Land Development	6/14/2021
2299	Hidden Meadows Phase III – Land Development	6/15/2021
2313	*Members 1 <sup>st</sup> Federal Credit Union – Land Development	7/15/2021
2084A	*Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	7/20/2021
2311	10543 Schantz Road – Minor Subdivision Plan	8/16/2021
2304A	*Towns at Schaefer Run – Lot Line Adjustment Plan	8/17/2021
2202	6500 Chapmans Road – Land Development	8/30/2021
2062	*Hassen Creek Estates – Subdivision Plan	9/1/2021

\*Being heard in May

IV. PLAN 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;

**#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, Waiver Requests**, 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.

**#2313 Members 1<sup>st</sup> Federal Credit Union, Preliminary/Final Subdivision & Land Development Plan**, the project proposes the subdivision of the 7-acre corner parcel, located at 1431 Nursery Street into two parcels: Parcel B, 6 acres & Parcel C, 1 acre. Additionally, it proposes construction of a 3,000+/- square foot bank located on Parcel C. The project is located within the Township's NC Neighborhood Commercial Zoning District.

**#2304 The Towns at Schaefer Run – West and South Phases, Sketch Land Development Plan**, the project proposes construction of a total of 128 townhouse units within two phases on parcels located near the intersections of the Route 100 Bypass and Weilers and Schaefer Run Roads in Breinigsville. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District;

**#2304A The Towns at Schaefer Run – Lot Line Adjustment Plan**, the project proposes construction of a total of 128 townhouse units within two phases on parcels located near the intersections of the Route 100 Bypass and Weilers and Schaefer Run Roads in Breinigsville. The plan proposes the consolidation of existing parcels into one parent tract for the Towns at Schaefer Run Land Development Plan. The proposed development is situated within the R3 – Medium Low-Density Residential Zoning District.

**V. OTHER BUSINESS**

**A. Preliminary Discussion of Proposed Agricultural Protection Zone Ordinance**

**B. Preliminary Discussion of Proposed Mixed-Use Overlay District Ordinance**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**