



**Upper Macungie Township  
Planning Commission  
Meeting Agenda**

8330 Schantz Road  
Breinigsville, PA 18031

June 16, 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. May 19, 2021
- III. CURRENT PLANNING DOCKETS

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2316	*Fallbrooke Subdivision – Sketch Plan	N/A
2317	*1001 Glenlivet Drive – Sketch Plan	N/A
2318	*Readington Farms – Sketch Plan	N/A
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
2202	6500 Chapmans Road – Land Development	8/30/2021
2062	Hassen Creek Estates – Subdivision Plan	9/1/2021
2265	Shoppes at Trexler Plaza – Land Development Plan	9/1/2021
2292	*Sheetz Convenience Store – Sub/LD Plan	9/12/2021
2305	5239 W Tilghman Street Addition – Land Development	9/12/2021
2299	Hidden Meadows Phase III – Land Development	9/13/2021
2303	*7312 Windsor Drive – Preliminary Land Development Plan	9/14/2021
2291	*Yourway Facility Expansion – Final Land Development	9/14/2021

\*Being heard in June

IV. PLAN REVIEW

**#2292 Sheetz Convenience Store, Preliminary/Final Land Development, 951 Trexlertown Road**, 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;

**#2316 Fallbrooke Subdivision, Sketch Plan, 9160 Schantz Road & 410 Twin Ponds Road**, the project proposes an 80-lot subdivision for single family homes utilizing the Conservation by Design requirements. Both public water and sewer are intended to serve the site. The project is located within the Township's R1 – Rural Residential Zoning District;

**#2303 7312 Windsor Drive Warehouse, Preliminary Land Development, 7312 Windsor Drive**, the project proposes to construct a +/- 90,664 square foot warehouse/office building with associated parking, stormwater management areas, and other site improvements. The project is located within the Township's LI – Light Industrial Zoning District;

**#2291 Yourway Facility Expansion, Final Land Development, 6681 Snowdrift Road**, the project is proposing construction of a 76,417 sqft warehouse building and a 14,180 sqft – 5 story testing facility to the existing Yourway Transport Building. The property is situated within the LI – Light Industrial Park Zoning District;

**#2317 1001 Glenlivet Drive, Sketch Plan, 1001 Glenlivet Drive**, the project proposed to develop the +/- 4-acre parcel with a 45,000 square foot warehouse/flex/industrial building with associated parking and loading spaces, stormwater and other site improvements. The project is located within the Township's LI – Light Industrial Park Zoning District;

**#2318 Readington Farms, Sketch Plan, 8550 Main Street**, the project proposes the construction and operation of a 260,331 square foot dairy processing facility with 13,140 square foot accessory offices. The development will consist of water, sanitary sewer, access drives, parking facilities, stormwater and associated roadway improvements;

**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**