

Statement by Upper Macungie Township on the Proposed Sheetz at 951 Trexlertown Road

Upper Macungie Township is aware that misinformation which has been posted on social media sites that are not affiliated with the Township has led to considerable confusion surrounding the Proposed Sheetz at 951 Trexlertown Road.

To provide some clarity, the below is a summary of what has occurred with the project up to this point, and what is yet to come:

- At their April 21, 2021 meeting, the Upper Macungie Township Planning Commission discussed various waivers and deferrals requested by Sheetz for their project. Based on this meeting, the Planning Commission made their recommendations on each requested item to the Upper Macungie Township Board of Supervisors.
- At their May 6, 2021 General Business Meeting, the Board of Supervisors discussed those same waiver and deferral requests, granting them as recommended by the Planning Commission. In addition, they scheduled a Public Hearing for the Conditional Use Application Request to be heard on June 2, 2021 at 6:00 PM.
- At their May 19, 2021 meeting, the Planning Commission discussed the Conditional Use Application Request, and voted to recommend that the Board of Supervisors approve the Conditional Use Application.
- At the June 2, 2021 Public Hearing for the Conditional Use Application before the Board of Supervisors, the applicant provided their testimony as to why the application should be approved. No one attended the meeting to object to the project or to provide testimony as an Objector. A stenographic record of the Hearing was taken by a court reporter.
- At their June 3, 2021 General Business Meeting, the Board of Supervisors discussed the Conditional Use Application, and the public was provided an additional opportunity to speak at this time – no public comment was received. The Board granted approval to the Conditional Use Application based upon the testimony received at the Public Hearing the night prior, with conditions as recommended by the Planning Commission.
- At their June 16, 2021 meeting the Planning Commission will begin the review process of the Sheetz Lot Consolidation and Land Development Plan. After this process, which may take more than one meeting, the Planning Commission will make a recommendation, and the Lot Consolidation and Land Development Plan will be placed on the General Business Meeting Agenda of the Board of Supervisors for consideration of Preliminary/Final Approval. This date is to be determined.

It is important to note that each of these meetings and the Public Hearing have been duly advertised, and that at each Township Staff or Consultants have detailed the matter at hand, the processes that have occurred, and the processes which are to occur in the future.

Additional Information on the Conditional Use Process:

As part of the of the review and approval process, the Board of Supervisors can attach certain conditions on a conditional use application. However, any such conditions or safeguards must be reasonable (and not arbitrary and unreasonable); imposed to address concerns related to the use and based upon the record. In this instance, the Applicant met its burden through its testimony and evidence presented at the Public Hearing. No one appeared in opposition at the Hearing to put forth any testimony or evidence, on the record, to rebut the Applicant's testimony. Therefore, if the Board had imposed conditions based upon the record, the conditions would be arbitrary. There may be some ability to **request** some features to be incorporated into the Land Development review, but there is nothing than can be done to further regulate the use.

Please be advised that information and opinions posted on unofficial Township social media pages or websites can contain misinformation and, therefore, the Township does not represent as to the accuracy of such sites. Any reliance on unofficial websites or social media pages or postings is discouraged and at your own risk. Monitor Upper Macungie Township's official website at www.uppermac.org and Facebook Page at www.facebook.com/UpperMacungieTownship for future notices of meetings and their agendas. Also, feel free to phone the Township at 610-395-4892 should you have questions about this, or any other Township-related matter.