



**Upper Macungie Township  
Planning Commission  
Meeting Agenda**

8330 Schantz Road  
Breinigsville, PA 18031

July 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. June 16, 2021
- III. CURRENT PLANNING DOCKETS

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
2317	*1001 Glenlivet Drive – Sketch Plan	N/A
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
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
<b>2304</b>	<b>*Towns at Schafer Run – Preliminary Land Development</b>	<b>9/14/2021</b>
<b>2313</b>	<b>*Members 1st Federal Credit Union – Land Development</b>	<b>10/13/2021</b>
2084A	Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	10/18/2021
2318	*Readington Farms – Preliminary Plan	10/19/2021

\*Being heard in July

IV. CONDITIONAL USES & WAIVER REQUESTS

**#2320 Martha Hatchett DVM, Conditional Use, 351 PA Route 100, the applicant desires to lease the existing building on the rear of the property to an Auto Repair Garage as defined in the Township Zoning Ordinance. Auto Repair Garages are permitted, by Condition, within the LI – Light Industrial Zoning District. The Board of Supervisors will schedule a Public Hearing date for this Conditional Use at their July 1, 2021 Meeting.**

**#2322 Park 100 (Keurig/Dr. Pepper) Waiver Request**, the applicant is requesting a waiver from Section 22-709.1.C(1)(C), the requirement of a maximum cut or fill slope of 3:1 unless stabilized by a retaining wall or cribbing. Current grading on the site shows slopes greater than 3:1 that are not stabilized by a retaining wall. The site is located at 7532 Industrial Blvd within the LI – Light Industrial Zoning District.

## **V. PLAN REVIEW**

**#2318 Readington Farms, Preliminary 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;

**#2313 Members 1st 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;

**#2317 1001 Glenlivet Drive, Sketch Plan, 1001 Glenlivet Drive**, the project proposed to develop the +/- 4-acre parcel with a 40,000 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;

**#2304 The Towns at Schaefer Run – West and South Phases, Preliminary Land Development Plan**, the project proposes construction of a total of 124 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;

## **VI. OTHER BUSINESS**

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

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

## **VII. PUBLIC COMMENT**

## **VIII. ADJOURNMENT**