



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

July 21, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Vice-Chairman Paul McNemar

MEMBERS PRESENT: Paul McNemar, Vice-Chairman; Kim Snelling; Tim Helmer; Mike Werst

STAFF PRESENT: Director of Community Development Daren Martocci, Asst. Director of Community Development/Zoning Officer, Dan DeMeno, Planning & Zoning Specialist John Toner; Township Solicitor, Andrew Schantz

Vice-Chairman Paul McNemar opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America. J. Toner updated the Planning Commission on current MPC deadlines on active plans. Docket number 2311 has granted the Township a 90-day time extension, the deadline on their plan has been extended to November 14, 2021. Docket number 2202 has granted the Township a 90-day time extension, the deadline on their plan has been extended to November 28, 2021. He noted that a round of time-extension requests will be sent out prior to the August Planning Commission Meeting for the upcoming September deadlines. D. Martocci noted that Docket Nos. 2313, & 2318 have tabled themselves for this evening and will not be heard at this meeting.

II. ACTION ITEMS:

A motion was made to approve the June 2021 meeting minutes. Motion was made by M. Werst, 2nd by K. Snelling, Motion passed unanimously (4-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

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
2304	*Towns at Schafer Run – Preliminary Land Development	9/14/2021
2313	*Members 1st Federal Credit Union – Land Development	10/13/2021
2084A	Lehigh Hills, Lot 5, Phase II Supplemental Grading Plan – Amended Final Plan	10/18/2021

2318

*Readington Farms – Preliminary Plan

10/19/2021

*Projects being heard in June

IV. CONDITIONAL USES & WAIVER REQUESTS:

- A. **#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.

D. Martocci and D. DeMeno explained the Conditional Use section of the Zoning Ordinance and how it applies to this application. The applicant and the applicant’s attorney gave a brief presentation with exhibits showing how they intend to comply with the ordinance. The tenant of the garage states that he will be the only employee on site to conduct mostly state inspections and minor repairs.

After the applicant’s presentation, the Planning Commission did not recommend any additional conditions on the application. T. Helmer made a motion recommending that the Board of Supervisors grant approval of Docket #2320, the application for Conditional Use by Martha Hatchett DVM.

The motion was seconded by P. McNemar and approved 4-0. There was no public comment.

- B. **#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.

P. McNemar asked the applicant if they have reviewed Township & Engineer comments on their request and they are willing to comply with what is suggested regarding diverting any stormwater back onto the property. The applicant stated they will comply and agree to provide a letter from a Geotechnical Engineer to confirm that the existing slopes are stable.

K. Snelling made a motion recommending to the Board of Supervisors grant approval on the requested waiver conditional on Staff & Township Engineer review letters dated July 19, 2021, and that the applicant provide a letter, to the Township, from a certified Geotechnical Engineer confirming that the slopes are stable.

The motion was seconded by M. Werst and approved 4-0. There was no public comment.

V. PLAN REVIEW

- A. **#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;

D. Martocci explained the proposed plan and noted that a Special Exception is required for warehouse uses in this zoning district. The hearing was scheduled for July 28, 2021 at 6:30pm at the Township Building.

Discussion had between the applicant and the Planning Commission regarding differences with this submitted Sketch Plan and the previous one they had seen, preservation of woodlands on the site, Riparian Buffer requirements and disturbance, driveway access width and height of the proposed building. The applicant noted that some items of discussion will be answered they a tenant for the proposed building has been chosen. The applicant also noted that they have taken LANTA comments into consideration and will investigate connectivity from the site to any existing LANTA Bus Stop Shelters.

P. McNemar made a motion that Staff and Engineer review letters, dated July 19, 2021, be forwarded to the Zoning Hearing Board for their July 28, 2021, meeting; which the applicant has been placed on for a Special Exception Request. The applicant shall receive zoning relief prior to coming back before the Planning Commission.

K. Snelling seconded the motion and approved 4-0. There was public comment regarding the validity of some of the possible requested waivers.

B. #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;

D. Martocci explained the proposed plan and noted that the Planning Commission has seen this plan multiple times as a Sketch Plan submission. He also noted that the plan requires more work before Township Staff supports a recommendation on the plan; however, the applicant is present to discuss multiple waiver requests and would like a recommendation on them to take before the Board of Supervisors.

The applicant explained the locations of the multiple waivers being requested regarding sidewalks and curbing throughout the property. Discussion was held between the applicant and the Planning Commission regarding giving partial credit towards a Dedication of Parkland or Payment of Fees in Lieu of since the applicant is providing a pedestrian connection that will benefit the Township as a whole. An additional waiver was noted at the meeting regarding emergency access driveway width on the North side of the property and discussed with the Planning Commission and the applicant.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval to the following waivers based on comments found in a letter from the Township Engineer, Dave Alban, dated July 19, 2021:

- 1. A Waiver from Section 22-704.9: Sidewalks - to allow the applicant to not install sidewalks along the following areas:**
 - a) Route 100 along the West & South Sections**
 - b) Hamilton Boulevard; west of the west driveway in the North section of the plan**
 - c) Along Weilers Road from the main driveway, over the culvert of the Goddard School**
 - d) Internal cartways of the development**

- 2. A Waiver from Section 22-704.9: Curbing – to allow the applicant to not install curbing along the following areas:**
 - a) Route 100 along the West and South Sections**
 - b) Along Hamilton Boulevard**
 - c) Along Weilers Road from the main driveway, over the culvert of the Goddard School**

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- d) Along Weilers Road, along the east side of the roadway between 100 and East Century Blvd and along the west side from West Century Blvd to West Schaefer Crest.
3. A Waiver from Section 22-704.6(C): to allow the applicant to have a proposed centerline of a private roadway, Francis Lane, to be within 280 feet from the centerline of Weilers Road and 413.8 feet from the centerline of SR 100.
 4. A Waiver from Section 22-711: Dedication of Parkland or Payment of Fees in Lieu Of – to consider partial credit for the conservation easement being given to the Township and for the construction of the 8’ wide paved bicycle path.
 5. A Modification of Section 300.1: Township Construction Specifications – to allow the applicant to use an alternative “Belgian Block Curbing” in lieu of concrete curbing.
 6. A Waiver from Section 22-707.4.C(1): to allow the applicant to have dewatering times in the detention ponds more than 12 hours but less than 72 hours.

P. McNemar also recommended to the Board of Supervisors grant approval to the additional waiver identified during the meeting:

1. A Waiver from Section 22-702.4: Lot Access – to allow the applicant to have a 15’ minimum radius instead of a 20’ minimum radius for the emergency access road in the North section of the project.

K. Snelling seconded the motion and approved 4-0. There was no public comment.

With no further business, T. Helmer made a motion to adjourn the meeting at 9:36 p.m. The motion was seconded by K. Snelling and approved 4-0.