



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

December 15, 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. November 17, 2021
- III. ADDITIONS/DELETIONS TO AGENDA
- IV. CURRENT PLANNING DOCKETS

	Projects in Review	
Docket	Project	90 or 45 Day Period (MPC Section 508)
2318	Readington Farms – Preliminary Plan	1/17/2022
2323	<i>*LRE Allentown LLC Building Expansion – Preliminary/Final Plan</i>	1/18/2022
2325	<i>*Green Hills Commerce Center Building III Addition – Prelim/Final</i>	02/14/2022
2332	<i>*Subdivision of Patrick Steward – Subdivision Plan</i>	2/15/2022
2202	6500 Chapmans Road – Land Development	2/25/2022
2062	Hassen Creek Estates – Subdivision Plan	2/28/2022
2305	5239 W Tilghman Street Addition – Land Development	3/11/2022
2299	<i>*Hidden Meadows Ph. 3 – Land Development</i>	3/12/2022
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	3/14/2022
2316	<i>*Fallbrooke – Subdivision & Land Development</i>	3/15/2022

**Being heard in December*

V. PLAN REVIEW

#2332 The Subdivision of Patrick Steward, Major Subdivision, 145 Adams Road, The applicant is proposing to subdivide a 2-acre parcel from the parent 56.02-acre tract located at 145 Adams Road. The newly created lot will be serviced by on-lot water and on-lot sewer systems.

#2299 Hidden Meadows Phase 3, Preliminary/Final Land Development, 600 Werley Road, the applicant proposes to subdivide and develop a residual tract of the Hidden Meadows Phase II development. The existing tract of land is located along Werley Road, adjacent to existing Phase II of Hidden Meadows and just west of the Woodmont Apartment Development. The plan proposes to construct 20 townhouse units. The development will be served by public water and sewer systems.

#2323 LRE Allentown Distribution Center Expansion, Preliminary/Final Land Development, 8001 Industrial Blvd, the project proposes a 130,000 sqft warehouse expansion to the existing building and supporting parking. The site will also contain related site amenities and improvements inclusive to parking, access roadways, utilities, and stormwater management.

#2325 Green Hills Commerce Center Building Addition, Preliminary/Final Land Development, 5925 Tilghman Street, the project proposes an additional 11,200 SF office building at the existing site. The plan includes additional parking areas. The proposed plan is situated within the Township's HC – Highway Commercial Zoning District

#2316 Fallbrooke Subdivision, Preliminary Subdivision, 9160 Schantz Road & 410 Twin Ponds Road, the proposed project is located at 9160 Schantz Road and 410 Twin Ponds Road, respectively, bordering the Veterans Memorial Elementary School property on all sides. The proposal is for a 90-lot single family subdivision. The applicant intends to use the Conservation by Design requirements in Part 9 of the Township Zoning Ordinance.

VI. OTHER BUSINESS

Trails & Connectivity Plan Steering Committee Member Interest

VII. PUBLIC COMMENT

VIII. ADJOURNMENT