



Upper Macungie Township Planning Commission Meeting Agenda - REVISED

8330 Schantz Road
Breinigsville, PA 18031

April 14, 2025 – Planning Commission Workshop 7:00 PM
April 16, 2025 – Public Meeting 7:00 PM

Public Meeting Room
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. Each member of the public will be limited to five (5) minutes of time per agenda item.

I. CALL TO ORDER – PLEDGE TO THE FLAG

II. MINUTES

A. February 19, 2025

III. ADDITIONS/DELETIONS TO AGENDA

IV. MPC TIMELINE REVIEW

V. OTHER BUSINESS

- A. Docket #2368 – 617 N. Krocks Mixed Use, Lower Macungie Township, Minor Subdivision Plan** – the applicant is proposing the subdivision of a lot located at the boundary of Upper and Lower Macungie Townships. Future plans for the site include the construction of a mixed-use development of retail, apartment buildings, and a hotel. The parcel is located in the Township’s R3 – Medium Low Density Residential Zoning District; however, the majority of the parcel is located in Lower Macungie Township’s HC – Highway Commercial Zoning District. **Workshop Only.**
- B. Motion authorizing a letter be submitted to Lower Macungie Township regarding Docket #2368 – 617 N. Krocks Mixed Use, Lower Macungie Township**

VI. PLAN REVIEW

- A. Docket #2354 Estates at Woodmere, Bacon Lane/Ash Lane/Windmill Lane/Mertztown Road, Preliminary Subdivision & Land Development Plan** – The applicant is proposing to construct a 101-lot residential subdivision comprised of single-family detached homes along with associated site improvements including roadways and stormwater facilities. The project is located within the Township’s R-1 – Rural Residential Zoning District. **TABLED BY APPLICANT**
- B. Docket #2384 Redevelopment of 7660 Imperial Way, Sketch Plan** – The applicant is proposing the redevelopment of a commercial property with underutilized parking lots to construct a proposed 6,049 square foot convenience store with twelve (12) gas pumps. In addition to parking lot modifications, the application includes improvements to associated infrastructure, such as public utility services and stormwater management facilities. The site is located within the Township’s LI – Light Industrial Zoning District.
- C. Docket #2396 Nursery Street Townhouses and Commercial Development, 1431 and 1500 Nursery Street, Preliminary Subdivision & Land Development** – the applicant is proposing a residential and commercial development at Lots 4 and 245 of Lehigh Hills. The application includes improvements to associated infrastructure, such as the construction of a waterline, sanitary sewer, storm sewer, and access driveways. The project is located within the Township’s NC – Neighborhood Commercial Zoning District.
- D. Docket #2372 V Parkland Residential, Long Lane & Tillage Road, Preliminary/Final Subdivision & Land Development Plan** – The applicant is proposing to subdivide one parcel into twelve (12) lots and to construct eleven (11) single-family detached dwelling units to be served by public water and on-lot septic. The site is located within the Township’s R1 – Rural Residential Zoning District. **TABLED BY APPLICANT**

E. Docket #2395 6045 Reppert Lane, Preliminary Land Development – the applicant is proposing the construction of 25 townhome units and associated site improvements at 6045 Reppert Lane. The units will be served by public water and sewer, with private access provided at the existing Reppert Lane cul-de-sac. The project is located within the Township’s R5 – Medium High Density Residential Zoning District.

VII. PUBLIC COMMENT

VIII. ADJOURNMENT