



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

April 16, 2025

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Vice-Chairman Paul McNemar. He asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Paul McNemar, Vice-Chairman; Chris Walls, Secretary; Timothy Helmer, Ray Boronyak, Haikeem Nelson, and Peter Grodziak, Members.

MEMBERS ABSENT: Charles Deprill, Chairman.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager; Meredith Keller, Director of Community Development; Ryan Kern, Township Engineer, HRG, Inc.; Anderson Deutschman, HRG, Inc.; and Andrew Schantz, Township Solicitor.

II. MINUTES

Secretary Walls moved to approve the meeting minutes of February 19, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller stated that there are two deletions, noting that the applicant for Docket #2396 – Nursery Street Townhouses and Commercial Development and Docket #2395 – 6045 Reppert Lane requested to table the applications.

IV. MPC TIMELINE REVIEW

V. OTHER BUSINESS

A. Motion authorizing a letter be submitted to Lower Macungie Township regarding Docket #2368 – 617 N. Krocks Mixed Use, Lower Macungie Township

Mr. Schantz stated that communications between municipalities should be between governing bodies or managers. He noted that any concerns raised at the Planning Commission workshop will be communicated through staff. He requested that a motion be made to remove the item from the agenda.

Motion by Commissioner Boronyak to recommend that the item authorizing a letter be submitted to Lower Macungie Township regarding Docket #2368 – 617 N. Krocks Mixed Use be removed from the agenda. Seconded by Commissioner Nelson. The motion passed unanimously (6-0).

VI. PLAN REVIEW

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.

John McRoberts, P.E. of The Pidcock Company, represented the application and stated that he understands traffic impacts are a major concern and explained that the tenant does not intend to install a dedicated tractor-trailer parking lot that would attract tractor trailers. Instead, Mr. McRoberts continued, there would be one or two dedicated parking spots within the site to accommodate an occasional tractor trailer. He stated that the zoning officer has comprehensively reviewed the parking. He then noted that he next plans to submit a conditional use application and that he would request a reduction in parking with that application. He also commented that the site will have excess parking available for both the office and convenience store.

Mr. Kern stated that the primary concerns relate to traffic and for vehicles to safely enter and exit the site. He cited additional concerns of significant queueing at the intersections of Route 100 and Tilghman Street and Tilghman Street and Winsor Drive. He noted that the application includes an analysis that indicates a northbound dual left turn lane would be required in the future. Mr. Kern suggested including the turn lane as part of the current land development process and installing it prior to the opening of any convenience store. He contended that staff is concerned with weaving and merging traffic on northbound Route 100 and the I-78 offramp, as well as vehicles attempting to access Imperial Way or those turning westbound onto Main Street from Route 100. He further recommended revising the plan to move the gas pumps to the east of the site, because of potential queueing for the gas pumps that could potentially lead to stacking onto Route 100. Mr. Kern then agreed that parking at the site is highly underutilized, but that zoning relief would be required. He asked that more sidewalk be included along Windsor Drive and pedestrian connectivity be provided within the site to the office building and convenience store.

Mr. McNemar questioned whether an easement should be provided for sidewalk along Route 100. He asked that the connection be further considered when the plan returns to the Planning Commission in the future. He then discussed extending the median along Imperial Way further east to prevent vehicles from turning left when exiting the property. He also asked the applicant to consider a pedestrian connection to the hotel to the north, noting that it should be placed away from the proposed driveway to avoid conflict.

Mr. Boronyak questioned how the owner would discourage trucks from entering the site and whether there are deterrents proposed. Mr. McRoberts responded that the truck turning templates show that delivery trucks are able to enter the site that there would be a loading space for delivery trucks. He added that any other trucks entering the site would also likely use that space.

Mr. Helmer asked for clarification on the landscaping between the office building and convenience store. Mr. McRoberts answered that there would be a pedestrian connection between uses. Mr. Helmer then questioned that the parking spaces shown at the northeast corner of the site were not intended to be constructed immediately and would be designated for future parking if needed. Mr. McRoberts replied that he confirmed with the zoning officer that the spaces would not be required, adding that the area has been identified for future parking if the need arises.

No action was taken.

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Commissioner Helmer moved to adjourn the meeting at 7:25 p.m. Seconded by Secretary Walls. The motion passed unanimously (6-0).