



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

October 15, 2025

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**I. CALL TO ORDER/PLEDGE TO THE FLAG:**

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

MEMBERS PRESENT: Charles Deprill, Chairman; Chris Walls, Secretary; Tim Helmer, Ray Boronyak, Peter Grodziak, and Haikem Nelson, Members.

MEMBERS ABSENT: Paul McNemar, Vice-Chairman.

STAFF PRESENT: Meredith Keller, Director of Community Development; Ryan Kern, HRG, Inc.; Anderson Deutschman, HRG, Inc.; Andrew Schantz, Township Solicitor; and Stan Wojciechowski, Barry Isett & Associates, Conflict Engineer.

**II. MINUTES**

Secretary Walls moved to approve the meeting minutes of September 17, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).

**III. ADDITIONS/DELETIONS TO AGENDA**

Ms. Keller announced that no changes were needed at this time.

**IV. MPC TIMELINE REVIEW**

Ms. Keller noted that no extensions were required at this time.

**V. PLAN REVIEW**

**A. Docket # 2405 - 6517 Cetronia Road Lot Line Adjustment, Preliminary/Final Lot Consolidation Plan**

The applicant is proposing to consolidate a parcel at 6517 Cetronia Road with a larger parcel at 560 Grange Road, which currently contains a portion of Grange Park. The project is located within the Township's R2 – Low Density Residential Zoning District.

Scott Smith, P.E. of HRG, Inc. represented the application on behalf of Upper Macungie Township. Mr. Wojciechowski commented that the Planning Commission would be the approving body in this review, because the applicant is the Township. He then provided an overview of the waiver and deferral requests, noting that several requests were recommended for approval owing to the lack of land development as part of this application. Several other requests, he added, were recommended for approval owing to the large parcel size and limited scope of the application.

**Commissioner Helmer moved to approve Deferral Request #3, #4, and #5 be approved, conditioned on the Staff and Zoning Review Letters dated October 10, 2025 and September 30, 2025, respectively. Seconded by Commissioner Boronyak. The motion passed unanimously (6-0).**

**Commissioner Helmer moved to approve Waiver Request #1 and #2 be approved, conditioned on the Engineering and Zoning Review Letters dated October 7, 2025 and September 30, 2025, respectively. Seconded by Secretary Walls. The motion passed unanimously (6-0).**

**Commissioner Boronyak moved to approve Docket #2405 6517 Cetronia Road Lot Line Adjustment, Preliminary/Final Minor Lot Consolidation Plan, conditioned on the Staff and Zoning Review Letters dated October 10, 2025 and September 30, 2025, respectively. Seconded by Secretary Walls. The motion passed unanimously (6-0).**

**B. Docket #2394 – American Craft Brewery ASRS Building, 7880 Penn Drive, Preliminary/Final Land Development Plan** – The applicant is proposing to construct a 49,991 square foot automated storage and retrieval system (ASRS) building that includes a bridge for conveyance and 23,681 square foot dock area. The site is located within the Township's LI – Light Industrial Zoning District.

Chairman Deprill disclosed that his wife works for Sam Adams and that there is no direct conflict with the applicant.

Ms. Deutschman provided an overview of the waiver requests, noting that several waivers were requested to reduce the area depicting utilities, stormwater and recreation features, and contour lines across the entire property, owing to the limited scope of the project. Ms. Deutschman stated that sufficient information was provided to allow HRG to review stormwater management and drainage and that she supported the related waiver requests. She then noted that, regarding Waiver Request #5, the applicant requested partial relief for the site analysis map and that a geology map and wetlands statement were provided, but that the geology map needed to be corrected. She stated that, regarding Waiver Request #6, the S.A.L.D.O. requires a 26-foot-wide access drive for structures over a certain height, but the site was restricted by abutting railroad tracks and a wastewater treatment area. She noted that the proposed drive would be 24 feet wide and that the Fire Commissioner had no issue with the reduction in width.

Ms. Deutschman further explained that the applicant is unable to install the required number of trees for paved areas within the location required and that they requested a waiver to allow the installation of trees elsewhere on the site. She then commented that Waiver Request #7 and #8 were withdrawn by the applicant, since they were able to meet the requirements of the S.A.L.D.O.

Ms. Deutschman proceeded with a review of the outstanding S.A.L.D.O. comments, noting that the applicant is proposing to encroach into a PPL easement along the western property line and is awaiting final approval from PPL. She also stated that many street trees required for the 2022 parking lot addition had not been installed, adding that the applicant committed to installing the missing trees and correctly designating them as existing or incorporating them into the new plan.

**Commissioner Boronyak moved to recommend that Waiver Request #1, #2, #3, #4, #5 with modifications as noted in the Engineer's Review Letter, #6, #9, #10, and #11 be approved. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).**

**Commissioner Boronyak moved to recommend that Docket #2394 American Craft Brewery ASRS Building, 7880 Penn Drive, Preliminary/Final Land Development Plan be approved, conditioned on the Engineering and Fire Review Letters dated October 10, 2025 and September 22, 2025, respectively. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).**

- C. Docket #2406 – Allentown Retail Center, 7720 & 7728 Adrienne Drive, Sketch Plan** – The applicant is proposing to redevelop existing paved parking areas to construct a five-tenant convenience shopping center totaling 9,375 square feet. The shopping center will include retail uses and a drive-through restaurant. The project is located within the Township's HC – Highway Commercial Zoning District.

Chirag Thakkar, P.E. of ARNA Engineering, represented the application. The Planning Commission discussed sidewalks and connectivity, noting the improvements identified in the Vision Zero Action Plan (VZAP), which proposes sidewalks along Adrienne Drive, including the frontages of both properties, to provide connection to Route 100.

Mr. Kern questioned the ownership of the two parcels, asking for clarification on whether they were under common ownership. Mr. Thakkar responded that two different organizations owned the properties and that while some individuals were represented in both organizations, it would not be considered common ownership.

Mr. Thakkar discussed several items in the Engineering Review Letter and agreed to expand the existing 24-foot right-of-way to 50 feet. Mr. Thakkar then commented on the Zoning Review Letter, stating that for the use to qualify as a shopping center, the building would need to support five or more retail or personal service uses or establishments that primarily involve retail sales. He remarked that the retail services and drive-through restaurant could not operate in a connected structure, and he proposed a new plan with two buildings that would separate the retail services from the drive-through restaurant. In the new plan, Mr. Thakkar indicated how he addressed zoning comments related to required loading space and truck turning movements.

Chairman Deprill questioned whether cars would be parked in the area needed for truck maneuvers. Mr. Thakkar clarified that the fire truck would navigate around the building and would not require any cars or other obstacles to be moved.

Secretary Walls asked whether the uses would have sufficient parking, whether the additional parking area on the western parcel would be utilized by the applicant, or if the western parcel was owned by the adjacent hotel. Mr. Thakkar responded that the applicant had reviewed the 1986 recorded plan for the hotel and confirmed that no portion of the parking lot on the western parcel was required to support the hotel's original approval. He added that no easement existed for the hotel's use of that parking area. Secretary Walls observed that existing parking spaces were shown near the lot line shared with the hotel. Mr. Thakkar clarified that those were existing spaces that remained unchanged by the current application and that the spaces had existed prior to the applicant's ownership of the property in 2017. To fully document the property's history, Mr. Thakkar stated that a right-to-know request would be filed to obtain records detailing prior approvals for the parking lot. Mr. Kern suggested eliminating the internal lot line and consolidating the two parcels into a single tract and asked Mr. Thakkar to determine if any formal agreements existed with the adjacent hotel regarding shared parking.

Ms. Deutschman asked whether the applicant would install internal sidewalks from the Adrienne Drive right-of-way to the proposed retail building. Mr. Thakkar agreed to revise the plan to show the connection.

**As this is a Sketch Plan, no action was taken.**

## **VI. OLD BUSINESS**

- A. 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.

Chris McLean, Esq. of Fitzpatrick, Lentz, and Bubba, and John McRoberts, P.E. of The Pidcock Company, represented the application.

Ms. Keller provided a summary of the plan's status, noting that the application had been tabled by the Planning Commission the previous month to allow staff to work with the applicant on a solution to the connection from the sidewalk along Access Drive B to the proposed pedestrian path at the unopened stub street of Steeplechase Lane. She explained that staff requested that the applicant install a mulch path immediately following construction of the townhouses, adding that the Township would ultimately pave the path in the future.

Secretary Walls inquired about the length of time needed to allow for settlement after utilities are installed and when the Township could proceed with paving the path. Mr. Kern responded that the typical timeframe was a minimum of six months and preferably one year. Chairman Deprill questioned which party would assume responsibility for maintaining the mulch path. Mr. Kern replied that maintenance within the development's boundary would be the responsibility of the Homeowners Association (HOA) and that the area adjacent to 6023 Palomino Drive would be the Township's responsibility.

Commissioner Grodziak questioned the mechanism for ensuring that new residents recognized the difference between the designated mulch path and areas restricted from other uses. Mr. McRoberts explained that each unit owner would have a specifically defined area for the exclusive use of their unit. Conversely, he continued, the path would be designated as a common area maintained by the HOA, with its use prohibited for non-pedestrian or non-recreational purposes by the condominium association documents. Commissioner Grodziak questioned why a gravel path could not be installed initially instead of mulch, claiming that gravel would provide a more clearly defined boundary than mulch. Mr. McRoberts explained that the path was a late addition to the plan and that he had not initially accounted for the additional impervious in the stormwater calculations. He contended that the path is not required by the

S.A.L.D.O. and that the mulch path represents a compromise to address the needs of staff, developers, and future residents.

Secretary Walls inquired about the path's access and use and raised several potential enforcement issues. Mr. Schantz stated that to effectively prevent the Homeowners Association (HOA) from installing a fence that would impede public access, the Township would need to establish access easements into the development and ensure that these are officially memorialized. Mr. McLean further explained that there are three layers of protection to secure the Township's interest in the easement and path, including HOA documents that would specifically reference the easement, the plans that delineate the easement granted to the Township and the location of the path, and a declaration of covenants with project-specific details applicable to the easement.

**Commissioner Boronyak moved to recommend that Deferral Request #3 be approved, conditioned on the Staff and Engineering Review Letters dated October 10, 2025. Seconded by Secretary Walls. The motion passed 5-1. Commissioner Grodziak dissented.**

**Commissioner Helmer moved to recommend that Docket #2395 6045 Reppert Lane, Preliminary Land Development Plan be approved, conditioned on the Staff and Engineering Review Letters dated October 10, 2025, and that the comments made during the course of the meeting regarding the walking path are addressed to the satisfaction of the Township Solicitor and Township Engineer. Seconded by Secretary Walls. The motion passed 5-1. Commissioner Grodziak dissented.**

## VII. OTHER BUSINESS

### A. Recommendation of Proposed Amendment to the Zoning Ordinance.

Mr. Shantz introduced the zoning ordinance amendment, stating that concerns have been raised regarding data centers as a land use and how they would be regulated within the Township. He noted that this amendment is intended to define data centers, accessory equipment, and sensitive receptors; update the table of permitted uses to include data centers as a conditional use in the Rural Technology (RT) and the General Industrial (GI) Zoning Districts; and to introduce additional requirements for the use.

Commissioner Helmer questioned why the Township chose to permit data centers by conditional use within the Rural Technology and General Industrial Zoning Districts and not to include the use in the Light Industrial Park (LI) Zoning District. Ms. Keller responded that the LI district comprises a large portion of the Township and that numerous existing residential developments abut the district boundary. Data centers, she continued, can generate significant nuisance issues, primarily noise, which could result in conflicts with neighboring residents. By limiting the use to the GI and RT, she contended that the impact of data centers on residential properties would be minimized.

Commissioner Boronyak asked for clarification regarding the noise regulations within Chapter 10 Part 2 Noise. Mr. Shantz responded that the regulations within Chapter 10 Part 2 Noise specify measurement details and include decibel limits.

Nicole Gallio, P.E. of Jaindl Land Company, requested that the Township consider permitting data centers as a conditional use in the Limited Light Industrial Park (LIL) Zoning District. She argued that the district's intent is to accommodate industrial uses that do not generate heavy traffic volumes. She contended that data centers typically align with this objective. She further commented that the LIL has limited shared boundaries with residential districts and that the large buffer requirements associated with the district would limit negative impacts on residents. Chairman Deprill advised Ms. Gallio to present her arguments to the Board of Supervisors during the public hearing.

Commissioner Helmer requested clarification regarding the nature of the noise concern, asking if it primarily occurred during events like a power outage that would require the use of external generators. Ms. Keller

responded that the source of the noise is typically attributed to the constant operation of cooling fans, rather than intermittent use of generators. She added that cooling systems in this Township would rely on fans, because the area lacked sufficient water supply for alternative cooling methods.

Ms. Keller stated that she would support Ms. Galio's request to permit data centers in the Limited Light Industrial Park Zoning District as a conditional use, provided an appropriate minimum lot size is established. She noted that the current minimum lot size for the district is two acres and that the number would need to be increased significantly.

**Commissioner Boronyak moved to recommend adoption of the proposed amendments to the Zoning Ordinance. Seconded by Commissioner Helmer. The motion passed unanimously (6-0).**

#### **VIII. PUBLIC COMMENT**

Mr. Kern announced that during the previous discussion regarding Docket #2394 – American Craft Brewery ASRS Building, 7880 Penn Drive, Preliminary/Final Land Development Plan, the Planning Commission was intended to recommend granting an extension of a prior deferral request related to the installation of sidewalks along the property frontage at I-78.

**Commissioner Helmer moved to recommend that Deferral 4.i. of Resolution #2022-19, which granted a deferral of the construction of sidewalks along the I-78 property frontage of Docket #2337 Sam Adams Parking Lot Additions Preliminary/Final Land Development Plan, be extended. Seconded by Secretary Walls. Motion passed unanimously. 6-0.**

#### **IX. ADJOURNMENT**

Secretary Walls moved to adjourn the meeting at 8:27 p.m. Seconded by Commissioner Nelson. The motion passed unanimously (6-0).