



# Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road  
Breinigsville, PA 18031

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December 15, 2025 – Planning Commission Workshop	7:00 PM	Public Meeting Room
December 17, 2025 – Public Meeting	7:00 PM	Public Meeting Room

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*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. November 19, 2025**

**III. ADDITIONS/DELETIONS TO AGENDA**

**IV. MPC TIMELINE REVIEW**

**V. MODIFICATION REQUESTS**

**A. Docket #2413 – Nursery Street Townhouses, 1500 Nursery Street, Request for Modifications** – the applicant is proposing to defer curb and sidewalk along the property's PA Route 100 frontage. The project is located within the Township's NC – Neighborhood Commercial Zoning District.

**VI. PLAN REVIEW**

**A. Docket #2336 – Sunset Orchards, Schantz & Ruppssville Roads, Preliminary Subdivision & Land Development Plan** – The applicant is proposing the construction of a residential development consisting of six (6) twin homes and 197 townhouse units. The project is located within the Township's R3 – Medium Low Density Residential Zoning District.

**B. Docket #2343 – 121 Nestle Way & 8361 Schantz Road, Preliminary/Final Lot Consolidation & Land Development Plan** – The applicant is proposing the consolidation of eight (8) parcels and development of an 82,167 square foot warehouse, associated parking, stormwater management facilities, and other associated site improvements. The project is located within the Township's LI – Light Industrial Zoning District.

**C. Docket #2411 – 339 Grange Road Residential Subdivision, Sketch Plan** – The applicant is proposing to subdivide a 4.19-acre parcel into eight (8) lots and to construct eight (8) single-family detached dwellings. The property is located within the Township's R2 – Low Density Residential Zoning District.

**D. Docket #2415 – Cetronia Road Data Center, 7300 Cetronia Road, Preliminary Land Development Plan** – the applicant is proposing to construct three (3) buildings to house a 2,600,100-square-foot data center use. The application includes an associated waterline, storm sewer, sanitary sewer, and stormwater management facilities. The project is located within the Township's LI – Light Industrial Zoning District. **TABLED AT APPLICANT'S REQUEST.**

**E. Docket #2408 – American Craft Brewery Wastewater Pre-Treatment Plant, 7880 Penn Drive, Preliminary/Final Land Development Plan** – The applicant is proposing to construct a wastewater pre-treatment plant to replace an existing onsite wastewater pre-treatment plant. The existing screening building and surge tank will remain. The project is located within the Township's LI – Light Industrial Residential Zoning District. **TABLED AT APPLICANT'S REQUEST.**

**F. 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 AT APPLICANT'S REQUEST.**

**G. Docket #2392 – 6939 Ruppville Road, Preliminary/Final Land Development Plan** – The applicant is proposing to expand an existing topsoil stockpile and to construct two (2) storage/soil screening buildings as part of a landscaping business. All existing structures on the site will remain. The property is located within the Township’s LI – Light Industrial Zoning District. **TABLED AT APPLICANT’S REQUEST.**

**VII. PUBLIC COMMENT**

**VIII. ADJOURNMENT**