



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

January 19, 2026 – Planning Commission Workshop
January 21, 2026 – Public Meeting

7:00 PM
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. ORGANIZATION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

III. MINUTES

- A. December 17, 2025

IV. ADDITIONS/DELETIONS TO AGENDA

V. MPC TIMELINE REVIEW

VI. OTHER BUSINESS

- A. Review of Local Economic Revitalization Tax Assistance (LERTA) Ordinance.

VII. CONDITIONAL USE REVIEW

- A. **Docket #2420 – Sheetz Allentown Windsor, 871 N. PA Route 100 and 7535 Tilghman Street, Conditional Use** – The applicant is proposing to construct an Auto Service Station with accessory Convenience Store and drive-up window service on two vacant parcels with access onto PA Route 100 and Tilghman Street. The uses are classified as Conditional Uses in 27-306 Table of Permitted Uses of the Upper Macungie Township Zoning Ordinance. The parcels are located within the Township’s NC – Neighborhood Commercial and LI – Light Industrial Zoning Districts.

VIII. PLAN REVIEW

- A. **Docket #2421 – Hassen Creek Minor Subdivision, 2021 Hickory Lane, Preliminary/Final Minor Subdivision Plan** – The applicant is proposing to subdivide a 42.638-acre parcel into three (3) smaller agricultural lots. Lot #1 and #2 would consist of approximately 15 acres each, and Lot #3 would consist of 11 acres. The parcel is located within the Township’s RU3- Rural 3 Zoning District.
- B. **Docket #2407 – Hickory Lane Minor Subdivision, 2010 Hickory Lane, Preliminary/Final Minor Subdivision Plan** – The applicant is proposing to subdivide a 60-acre parcel into three lots. Lot #1 and #2 would consist of approximately 11 acres each, and Lot #3 would consist of 37 acres. The parcel is located within the Township’s RU3 – Rural 3 Zoning District.
- C. **Docket #2413 – Nursery Street Townhouses, 1500 Nursery Street, Preliminary/Final Land Development Plan** – The applicant is proposing to construct 36 townhouses within the Lehigh Hills subdivision. 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 #2390 – 611-17 Grammes Parking Lot, 611-17 Grammes Lane, Preliminary/Final Land Development Plan** – The applicant is proposing the modification of the existing paved parking lot to reduce paving, adjust parking, and remediate stormwater management issues. The project is located within the Township’s LI – Light Industrial Zoning District.

- E. Docket #2403 – Xtra Lease LLC Office & Maintenance Building, 5316 and 5324 Oak View Drive, Preliminary/Final Subdivision & Land Development Plan** – The applicant is proposing to consolidate the two parcels at 5316 and 5324 Oak View Drive and to construct separate office and maintenance buildings, as well as associated parking and other improvements. The site is located within the Township’s GI – General Industrial Zoning District. **TABLED BY APPLICANT.**

- F. Docket #2419 – 7602 Kuhns Drive, Preliminary/Final Land Development Plan** – The applicant is proposing to construct a single row of eight (8) townhouse units with an associated parking lot on a 1.4-acre vacant parcel of land within Trexlertown village. The site is located within the Township’s NC – Neighborhood Commercial Zoning District. **TABLED BY APPLICANT.**

- G. Docket #2338 – Twin Ponds Mixed-Use, 8739 Hamilton Boulevard, Revised Final Land Development Plan** – The applicant is proposing the modification of a recorded land development plan related to the construction of 132 residential apartment units within 22 buildings and a daycare facility approved under the now-repealed Mixed-Use Zoning Overlay. The revised plan proposes to align the fronts of several buildings, construct a six-bay garage, reduce the size of a dumpster pad, relocate trees, and adjust grading. The project is located within the Township’s NC – Neighborhood Commercial Zoning District. **TABLED BY APPLICANT.**

IX. PUBLIC COMMENT

X. ADJOURNMENT