



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

December 17, 2025

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; Paul McNemar, Vice-Chairman; Chris Walls, Secretary; Ray Boronyak, and Tim Helmer, Peter Grodziak, Members.

MEMBERS ABSENT: Haikeem Nelson, Member.

STAFF PRESENT: Meredith Keller, Director of Community Development; Ryan Kern, HRG, Inc.; Anderson Deutschman, HRG, Inc.; Andrew Schantz, Township Solicitor; and Jackie Tindall, Planning and Zoning Administrative Assistant.

II. MINUTES

Secretary Walls moved to approve the meeting minutes of November 19, 2025. Seconded by Commissioner Boronyak. The motion passed 5-0.

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller announced that Docket #2413, Nursery Street Townhouses, 1500 Nursery Street, Request for Modifications, has been tabled by the applicant.

IV. MPC TIMELINE REVIEW

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

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.
Tabled at applicant's request.

VI. PLAN REVIEW

- A. Docket #2336 – Sunset Orchards, Schantz & Ruppsville 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.

Commissioner Peter Grodziak joined the meeting at 7:10 p.m.

Sean Duffy, Esq. of Obermayer, Jason Engelhardt, P.E. of Langan Engineering, and John Tallman of D.R. Horton represented the application.

Mr. Kern provided an overview of the waivers. He noted that Waiver Request #2 resulted from the Township's request to install six-foot-wide bituminous sidepaths in lieu of the required five-foot-wide concrete sidewalks to comply with the Vision Zero Action Plan. Because of the increased width of the sidepath, the applicant is seeking a waiver to reduce the grass strip between the curb and sidepath along Ruppsville Road.

Secretary Walls requested that the applicant to provide a brief overview of the plan for the public's benefit and to review the revisions made since the last submission. Mr. Engelhardt stated that the most significant change is at the intersection at Bastian Lane and Sunset Boulevard, where a 3-way stop is proposed for increased safety. He commented that minor revisions have been made based on the engineer's comments.

Secretary Walls requested that the applicant describe changes to the retention basin plans and clarify any impact on neighboring properties. Mr. Engelhardt responded that there would be a shallow infiltration basin backing up to Bastian Lane that would carry drainage from the end of the roadway. The basin, he continued, would then drain into a detention basin and discharge under the intersection adjacent to the stream, and both would have emergency spillways. All the piping, he added, would be new and would not be connected to existing infrastructure. He noted that Act 167 requirements would be met by reducing the greater peak rate.

Commissioner Boronyak questioned whether the flow of water would reduce or increase current rates. Mr. Englehart responded that Act 167 requires a reduction in sustainability rate.

Vice-Chairman McNemar requested clarification on whether Sunset Boulevard is proposed to be a Township road. Ms. Deutschman replied that there are comments in the plans which explicitly show what is proposed for dedication. Mr. Kern added that the Upper Macungie Recreation Department declined to accept the dedication of the plan's proposed recreation spaces and would be seeking a fee in lieu of parkland dedication.

Chairman Deprill opened the floor to public comment.

Andrew Snyder, 6471 Tupelo Road, inquired about how many parking spaces are on the plan. Mr. Engelhardt responded that there are 443 spaces that includes one driveway space for every home plus overflow. Vice-Chairman McNemar questioned whether there will be parallel parking along the road. Mr. Engelhardt responded that there will not be parallel parking because of the driveway access points. Mr. Snyder expressed concern about the increased number of cars and people coming in and out of the development in large numbers. Mr. Kern addressed the concerns and explained that there is no plan for creating turn lanes at Ruppssville and Schantz Roads. A traffic impact study was completed, and it showed that not all 400 cars will be leaving or arriving at the same time. Mr. Engelhardt added that the study showed no delay based on the new development. He then explained that the ordinance requires a 25-foot half width, and that the street would be widened accordingly. With the widening, he continued, the street will allow for the striping of a right turn lane off Schantz Road, though not entering into the development.

Mike Milano, 6483 Tupelo Road, requested to view a rendering of the townhouse designs and inquired about the buffer between the development and existing residences. Staff displayed the submitted renderings. Mr. Engelhardt explained that a buffer consisting largely of evergreen trees would be installed along the properties, adding that the plants are specified on the plans.

Scott Weigel, 246 Elm Road, questioned whether trees would be removed around his property and asked about the grading of the proposed buildings. He expressed concern over potential flooding in his basement and asked what would be done to address the potential issue. Mr. Engelhardt responded that the site would be graded away from Mr. Weigel's property line. He also noted that he would review the trees, adding that no trees on Mr. Weigel's property would be removed. He further offered to work with the property owner regarding landscaping. Vice-Chairman McNemar requested that the lot lines be further delineated prior to construction.

Mr. Weigel requested that the parking lot be relocated to limit the number of people around his property. Vice-Chairman McNemar responded that the applicant previously showed the parking lot located on the south side of the street but that residents requested that the road not be so close.

Todd McEvoy, 6436 Fir Road, expressed concern over children accessing Lone Lane Park from the development and questioned how they would access the park without a path. Ms. Keller explained that the plan includes a separate recreation field and dog park within the development and that the developer intends to install sidepaths along Schantz and Ruppssville Roads. She then commented that the Township has an initiative to construct improvements identified in the Vision Zero Action Plan and that the sidepaths along Schantz Road are one of the priority areas.

Jody Millard, 242 Elm Road, questioned when residents would be informed of the construction sequence and whether Elm Road would be used for emergency access during and after construction. Mr. Kern responded that Elm Road would only be used during construction of the emergency access point. Commissioner Grodziak asked where construction vehicles would park. Mr. Kern answered that the developer would build temporary parking lots until the emergency road is opened.

Lisa Weigel, 246 Elm Road, asked how many bedrooms the houses would have and commented that most families own more than one vehicle. She contended that the parking would not be sufficient. Mr. Duffy stated that the plans follow the parking requirements of the ordinances. Commissioner Helmer clarified that if the plans meet the ordinance requirements, there is not much more the board can do.

Vice-Chairman McNemar moved to recommend approval of Wavier Request #1, #2, and #3, conditioned on the Engineer's Review Letter. Seconded by Commissioner Helmer. The motion passed unanimously (6-0).

Vice-Chairman McNemar moved to recommend that Docket #2336 Sunset Orchards, Schantz & Ruppssville Roads, Preliminary Subdivision & Land Development Plan, be approved, conditioned on the Staff and Engineer's Review Letters. Seconded by Commissioner Helmer. The motion passed unanimously (6-0).

- 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.

Steve Walsh, P.E. of Dynamic Engineering, represented the application and reviewed the minor changes to stormwater management and pedestrian access. Ms. Deutschman clarified the applicant has submitted the plan to PennDOT and the Lehigh County Conservation District. She commented that HRG will work with the applicant to achieve the required turning movements by creating a 75-foot radius along with widening within the right-of-way of Nestle Way. Most other comments, she continued, concerned stormwater management and the crash analysis in the truck study.

Commissioner Helmer moved to recommend that Docket #2343 121 Nestle Way & 8361 Schantz Road, Preliminary Lot Consolidation and Land Development Plan be approved, conditioned on Staff and Engineer's Review Letters. Seconded by Secretary Walls. The motion passed unanimously (6-0).

- 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.

Scott Pasterski, P.E. of Keystone Consulting Engineers, represented the application.

Ms. Deutschman stated that a substantial number of waivers would be needed to make this plan feasible and asked that the Planning Commission offer comments on them.

Mr. Pasterski introduced the waiver requests. He explained that two points of access would create the most efficient flow but would require a waiver. He then noted that the plan includes a sidewalk connection across the Olde Towne Homeowners Association parcel to direct residents to the existing crosswalk at the roundabout intersection of the Grange Park entrance.

The site, he continued, is graded and sloped away from Grange Road and is surrounded by the existing Olde Towne stormwater basins. Mr. Pasterski clarified that no stormwater management is proposed,

because he believes the plan would result in a net reduction in impervious surfaces; however, he noted that Lot #2 and #5 could potentially support stormwater management if necessary. He commented that he has not yet contacted Olde Towne Homeowners Association for an easement to use the basins.

Mr. Pasterski stated that while there is not currently public sewer at Grange Road, he would propose crossing the road and extending sewer to a manhole along the southern end of the property. He clarified that water is available and could be provided to the proposed residences.

Vice-Chairman McNemar inquired whether the applicant would be able to obtain approval from the Lehigh County Conservation District without infiltration control. Mr. Parsterski answered that the plan would reduce impervious, but he is unsure of the exact reduction without having completed a detailed survey.

Ms. Deutschman commented that because of the proposed road's geometry and that it would not be constructed to public road standards, the Township would request that it be a private road.

Mr. Pasterski responded to staff's comment regarding the retention of the historic building. He opined that the building would not be compatible with the neighborhood and argued that it would not be feasible to retain. He questioned whether the building was just old or whether it had historic merit. Ms. Keller replied that the house has been determined eligible for listing in the National Register of Historic Places by the Pennsylvania Historical and Museum Commission. In order to be determined eligible, she continued, the building had to meet criteria for eligibility beyond simply the age of the structure. She then contended that there are not many historic buildings in the Township, so it is imperative to retain those that exist. She insisted that the residence could be rehabilitated.

Commissioner Helmer questioned whether there is discussion of constructing townhouses on the property. Mr. Pasterski replied that it was considered but is not permitted by right in that district.

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

- 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 Ruppsville 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

Secretary Walls moved to adjourn the meeting at 8:45 p.m. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).