



Upper Macungie Township Planning Commission Meeting Agenda

8330 Schantz Road
Breinigsville, PA 18031

February 17, 2026 – Planning Commission Workshop	7:00 PM	Public Meeting Room
February 18, 2026 – Public Meeting	7:00 PM	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. MINUTES

A. January 21, 2026

III. ADDITIONS/DELETIONS TO AGENDA

IV. MPC TIMELINE REVIEW

V. OTHER BUSINESS

A. Recommendation of Proposed Amendment to the Zoning Ordinance.

VI. PLAN REVIEW

A. 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.

B. Docket #2392 – 6939 Ruppssville 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.

C. Docket #2397 – 7 Brew Coffee – 7150 Hamilton Boulevard, Preliminary/Final Land Development Plan – The applicant is proposing to construct a drive-through coffee shop consisting of a 510-square-foot building with a 280 square-foot accessory cooler and storage structure, dumpster enclosure, and associate site improvements. The property is located within the Township’s HC – Highway Commercial Zoning District.

D. 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.

E. 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.

VII. PUBLIC COMMENT

VIII. ADJOURNMENT