



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

February 18, 2026

---

**I. CALL TO ORDER – PLEDGE TO THE FLAG**

Meeting was 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; Peter Grodziak, and Tim Helmer, Members.

MEMBERS ABSENT: Ray Boronyak and Haikeem Nelson, Members.

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

**II. MINUTES**

Commissioner Grodziak moved to approve the meeting minutes of January 21, 2026. Seconded by Vice-Chairman McNemar. The motion passed unanimously (5-0).

**III. ADDITIONS/DELETIONS TO AGENDA**

Ms. Keller announced that there were no additions or deletions.

**IV. MPC TIMELINE REVIEW**

Ms. Keller reported that Docket 2413 Nursery Street Townhouses has an MPC timeline expiration of March 14, 2026, and that plan is scheduled for review by the Board of Supervisors on March 5. She noted that if the Board approves the application at that meeting, no extension would be necessary. However, she cautioned that if the application is not approved by the Board prior to the MPC deadline, the Planning Commission would not have the opportunity to review it and make a formal recommendation.

**Vice-Chairman McNemar moved to deny Docket #2413 Nursery Street Townhouses, 1500 Nursery Street, Preliminary/Final Land Development Plan based on comments in the engineering and staff review letters. Seconded by Secretary Walls. The motion passed unanimously (5-0).**

**V. OTHER BUSINESS**

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

Mr. Schantz introduced a proposed amendment to the Upper Macungie Township Zoning Ordinance, noting that the Township is continuing work on an extensive rewriting process and that the proposed amendment addresses more immediate concerns. This new amendment, he continued, recognizes Automated Storage and Retrieval Systems (ASRS) within LI and LI(L) zoning districts, allowing a maximum height of 120 feet. These systems, he explained, must be part of a multi-use campus incorporating manufacturing, office, and warehousing elements, with the ASRS warehousing limited to 20 percent of the total floor area.

Commissioner Helmer asked how staff and consultants determined the 20 percent limit. Mr. Schantz responded that the maximum was determined through staff discussions and that there was a general desire to prevent the warehousing component from exceeding 50 percent of the total floor area. Mr. Schantz then noted that the amendment will be subject to an April public hearing before the Board of Supervisors vote on the matter.

**Vice-Chairman McNemar moved to recommend the adoption of the draft ordinance as presented. Seconded by Secretary Walls. The motion passed unanimously (5-0).**

**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.

P.J. Melocheck, P.E., P.L.S. of Miller Bros, and Tompall Toone, P.E. of Boston Beer Company, represented the application.

Mr. Melocheck provided background information on the proposed upgrade to the wastewater pre-treatment plant. He explained the fire loop access and noted minor comments from the Lehigh County Conservation District and HRG.

Vice-Chairman McNemar inquired about the tapping fee requirement. Mr. Kern clarified that it is needed for a new connection to Upper Macungie Township's system. Secretary Walls inquired about specific details on the plan. Mr. Toone clarified that they represent the new tanks and drives. Mr. Toone explained the goal for this plan is to modify the existing structures to meet municipal standards.

**Secretary Walls moved to recommend approval of Waiver Request #1, #2, #3, #4, #5, #6, #7, and #8, and Deferral Request #9. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).**

**Secretary Walls moved to recommend that Docket #2408 American Craft Brewery Wastewater Pre-Treatment Plant, Preliminary/Final Land Development Plan, be approved, conditioned on the comments in the Township Engineer Review Letter dated February 13, 2026. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).**

- 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.

Sean Policelli, P.E. of Gilmore & Associates, represented the application.

Mr. Kern stated that he supported approval of the ten waivers and two deferrals requested by the applicant. The waivers, he continued, pertained to eliminating curbing for access drives which could cause drainage issues, accepting a fee in lieu of boundary road upgrades, and deferring public sewer and water connections owing to current septic and well systems. Mr. Kern noted that staff and consultants are not recommending plan approval, because of outstanding stormwater comments that would need to be addressed in a future submission. Mr. Policelli acknowledged that stormwater management issues remain and discussed PennDOT's concern over a second driveway, which he noted is an existing condition. Mr. Kern referenced one of PennDOT's comments regarding the two driveways shown on the plan and questioned if there was justification for it. Mr. Policelli responded that they received the HOP from PennDOT and clarified that the second driveway services a garage, and they were not required to close the associated driveway.

**Vice-Chairman McNemar moved to recommend approval of Waiver Request #1, #2, #3, #4, #5, #6, #7, #8, #11, and #12, as well as Deferral Request #9 and #10. Seconded by Commissioner Helmer. The motion passed unanimously (5-0).**

**Vice-Chairman McNemar moved to recommend that Docket #2392 6939 Ruppssville Road, Preliminary/Final Land Development Plan be tabled. Seconded by Chairman Deprill. The motion passed unanimously (5-0).**

- 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.

Travis Odom of 7 Brew represented the application.

Mr. Kern stated that because there are numerous comments in the engineering review letter that need to be addressed, he would not support a recommendation at this time. He commented that staff and consultants agreed that the applicant should introduce the project to the Planning Commission.

Vice-Chairman McNemar questioned if the plan would be considered as a major or minor land development. Ms. Keller confirmed the plan has more than 10,000 square feet of new impervious coverage, qualifying it as a major land development under the Subdivision and Land Development Ordinance.

Mr. Odom provided the Planning Commission with an overview of the land development plan and 7 Brew's operations. He described 7 Brew as combining Starbucks-style drinks with Chick-fil-A's employee culture. He stated that the operations involve espresso drinks, proprietary energy drinks, and shakes, with no food service or third-party delivery. Mr. Odom addressed stacking concerns identified in the comment letters, clarifying that brief, minor stacking occurs at peak times. He confirmed that restroom facilities are for employees only.

Vice-Chairman McNemar inquired where the company is headquartered and questioned whether the engineer could address the outstanding issues. Mr. Odom responded that the company is headquartered in Arkansas, though he noted that 7 Brew has opened 8 Pennsylvania locations and plans to open an additional 16 locations within the state. Mr. Odom remarked that the applicant's Missouri-based civil team produces plans for many locations and will be able to address the comments to comply with the township's ordinances.

**Commissioner Helmer moved to recommend that Docket #2397 7 Brew, 7150 Hamilton Boulevard, Preliminary/Final Land Development Plan be tabled. Seconded by Commissioner Grodzia. The motion passed unanimously (5-0).**

- 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.

Terry DeGroot, P.E. of Terraform Engineering, LLC, and John Mueller of Xtra Lease represented the application.

Mr. Wojciechowski reviewed the ten waivers and five deferrals that were requested. He stated that the waivers included combining preliminary and final submissions, mapping conditions 200 feet beyond property lines judged unnecessary for certain areas, and waivers due to sinkhole potential. He noted that the applicant provided sinkhole remediation details on the plan. He commented that a waiver was submitted to provide a fee in lieu of widening Oak View Drive. He stated that staff supported the request. He then provided an overview of waivers pertaining to detention basin requirements and tree planting. Mr. Wojciechowski stated that the applicant submitted deferrals for the installation of sidewalk and curbs, adding that additional deferrals for lighting were requested for areas where sidewalk may be installed in the future, so that both sidewalks and lighting would be installed simultaneously.

Mr. Wojciechowski discussed several comments related to the sanitary sewer and fire hydrant placement, noting that conversations with the Fire Commissioner are ongoing. Mr. DeGroot confirmed that he is working with the Fire Commissioner on the location of a fire hydrant, which will be moved to satisfy the fire code

requirements. He stated that he is waiting on the NPDES permit but that it is expected to be issued in the near future.

Commissioner Helmer questioned whether there are any additional site improvements proposed for the property aside from those along Oak View Drive. Mr. Mueller affirmed that those were the only improvements proposed.

**Vice-Chairman McNemar moved to recommend approval of Waiver Request #1, #2, #3, #4, #5, #10, #11, #12, #13, and #14, as well as Deferral Request #6a, #6b, #7, #8, and #9, conditioned on the comments in the Township Engineer Review Letter dated February 13, 2026. Seconded by Secretary Walls. The motion passed unanimously (5-0).**

**Vice-Chairman McNemar moved to recommend that Docket #2403 Xtra Lease LLC Office & Maintenance Building, 5316 and 5324 Oak View Drive, Preliminary/Final Subdivision and Land Development Plan be approved, conditioned on the comments in the Staff and Township Engineer Review Letters dated February 13, 2026. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).**

- 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.

Bob Meredith of Vanguard Development Group represented the application.

Mr. Wojciechowski stated that there are three minor engineering comments that would not prevent the plan from moving forward. Mr. Meredith questioned whether gates would be necessary, and Mr. Wojciechowski noted that he would review the ordinance to confirm.

**Vice-Chairman McNemar moved to recommend that Docket #2338 Twin Ponds Mixed-Use, 8739 Hamilton Boulevard, Revised Final Land Development Plan be approved, conditioned on the comments in the Township Engineer Review Letter dated February 13, 2026. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).**

## **VII. OTHER BUSINESS**

## **VIII. PUBLIC COMMENT**

Scott Ettinger of Lower Macungie Township expressed concerns about land development plans for an Eli Lilly facility and a proposed data center and asked that the Planning Commission consider the potential impacts of the two projects. Vice-Chairman McNemar responded that Eli Lilly's submission was expected to be reviewed at the next meeting and advised Mr. Ettinger to review agendas on the Township's website before meetings, owing to potential agenda changes.

## **IX. ADJOURNMENT**

**Secretary Walls moved to adjourn the meeting at 7:57 PM. Seconded by Commissioner Helmer. The motion passed unanimously (5-0).**