

CALL TO ORDER

The regular meeting of the Macungie Planning Commission was called to order by Chairman Allen Crawford at 7:30 p.m. on Tuesday, March 8, 2016, at Borough Hall, 21 Locust Street, Macungie, PA.

ATTENDANCE

Commissioners present were Allen Crawford, Chris Becker, Betty Silfies, Linn Walker and John Yerman. Also present were Borough Engineer Ryan Kern, Borough Manager Boehm and Administrative Assistant Cynthia Hartzell.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Walker, second by Commissioner Becker, to approve the January 12, 2016 meeting minutes as corrected. Motion carried: 4 ayes

Commissioner Silfies entered the meeting.

CORRESPONDENCE

- a. Lower Macungie Township, re: Amendments to Zoning Ordinance and SALDO
- b. Lower Milford Township, re: Amendments to Zoning Ordinance

NEW BUSINESS

- a. Comments on Lower Macungie Township Zoning Amendment – Borough Manager Boehm reported the changes to their zoning ordinance were decreasing the front yard setbacks for commercial buildings. She did not see any impact to the Borough or conflict with the comprehensive plan with this amendment. This will be forwarded to Council.
- b. Comments on Lower Milford Township Zoning Amendment – Borough Manager Boehm noted Lower Milford Township was revising their residential and agricultural uses and definitions. She did not see any impact with the comprehensive plan with this amendment. She will forward this to Council.
- c. Commissioner Walker asked if there was a definition for a front yard in the Borough zoning ordinance. Borough Manager Boehm pointed it out in the definition section of the zoning ordinance.

UNFINISHED BUSINESS

- a. Main Street Commons Preliminary Plan – Brian Gasda, Lehigh Engineering Associates and Attorney Erich Schock, Fitzpatrick Lentz & Bubba were in attendance to discuss the Main Street Commons Preliminary Plan. Mr. Gasda requested a waiver to Section 305-15A.D(20) to indicate a large area to trees instead of drawing individual trees. Mr. Gasda reviewed Engineer Kern's comments of March 4, 2016. He noted a Lighting Plan will be submitted. Mr. Gasda

remarked that he did submit a plan to Lower Macungie Township for their review. The plans showed a swale traversing onto the Rhoads property and Engineer Kern commented the plans should have a certification with a written description of the easement. Mr. Gasda will submit a traffic signal permit plan to PennDOT. Engineer Kern noted the traffic signal permit plan should include intersections further out, not just West End Trail and Main Street. There was a discussion about the water and sewer mains on the property being dedicated to the Borough. Borough Manager Boehm was concerned about the sewer lines because of the EPA order for I&I removal the municipalities in the area have to comply with. Research will be done to see what was done other properties.

Engineer Kern reiterated some items like submitting plans to LCCD and PennDOT which Mr. Gasda will be doing. Engineer Kern also remarked the additional ROW needed for the right turning land should be marked on the plan. Mr. Gasda noted all the comments will be addressed.

The Planning Commission wanted to address the waiver request at this time. Commissioner Becker made a motion to recommend Council waive the requirement to Section 305-15A.D(20) for the land development, second by Commissioner Crawford. Motion carried: 5 ayes

b. Zoning Ordinance Amendment - Sign Lighting regulation – This will be removed until later.

ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant