

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, June 14, 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 Engineer Ryan Kern, Zoning Officer Ken Nicholson and Administrative Assistant Cynthia Hartzell.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Becker, second by Commissioner Walker, to approve the May 10, 2016 meeting minutes. Motion carried: 5 ayes

CORRESPONDENCE

a. Follow up to the Lower Macungie Township Proposed Township Official Map and draft Ordinance – Commissioner Yerman reported he spoke to Sara Pandl about the walking trail who commented that the Township is willing to work with the Borough to link both walking trails. Commissioner Yerman walked the proposed walking trail commenting on the terrain. He noted the challenge will be getting across the railroad tracks. He suggested the Commissioners continue working on the location of the walking trail.

NEW BUSINESS

a. Stone Hill Meadows Land Development Sketch Plan, 150 Spring Street – Tom Dredge of Langan Engineering presented the sketch plan for Phase 3 of the Stone Hill Meadows development. He noted Phase 1 & 2 are in Lower Macungie Township indicating there are 24 homes in Phase 1 and 85 homes in Phase 2 within about 100 acres total. Phase 3 is proposing to have 47 homes in 9 acres. There will be an entrance/exit from Spring Street and an entrance/exit from the Lower Macungie Township Phase 2 section.

There were comments about the walking trail from Lower Macungie Township into the Borough. There were comments about no storm water or open space in the Borough section. Mr. Dredge noted the storm water will be routed into Phase 2 and the open space is included in Phases 1 & 2 in Lower Macungie Township.

The Engineer's comment letter from BIA dated June 9, 2016 was reviewed. Mr. Dredge noted he will be requesting two waivers for the depth to width ratio of a property and for driveways being located within 50 feet of an intersection. Ownership was not identified on the plan and Mr. Dredge commented about the whole development having a Homeowners Association. In the conversation on streets being public or private, it was unsure if it will be a private community or not. Under the comment for recreational facilities, the Commissioners remarked that they preferred to have recreation space instead of the recreation fee. Mr. Dredge commented the developer is willing to reconstruct Spring Street to which Engineer Kern recommended a full

reconstruction should be done. There was discussion of possibly opening the cul-de-sac to Race Street which the developer will have to contact the owner of the land between the cul-de-sac and Race Street. Engineer Kern noted a traffic study must be done and he noted intersections that should be included in the study. It was noted that there would be some traffic impact on the Main and Church Street intersection and it was suggested the developer may contribute to the Church Street traffic light. Mr. Dredge commented that no street lights were planned as commented by Engineer Kern.

It was commented that on-street parking is an issue and Engineer Kern suggested restricting parking to one side of the street. It was noted to put driveways side by side to increase parking area on the street. The other Engineer comments will be addressed.

Zoning Officer Nicholson had comments pertaining to the cul-de-sac radius, the construction traffic access, setbacks for corner lots and about the on-street parking.

It was commented that the Macungie Fire Department should be able to comment on the development also. Mr. Dredge noted he will take the comments from the Planning Commission back to the developer.

Commissioner Yerman commented that since this development is moving forward it is more urgent that Lower Macungie Township and the Borough discuss the walking trail connections.

UNFINISHED BUSINESS – No Unfinished Business

ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant