

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, August 9, 2016, at Borough Hall, 21 Locust Street, Macungie, PA.

ATTENDANCE

Commissioners present were Allen Crawford, Chris Becker, Linn Walker and John Yerman. Also present were Engineer Ryan Kern, Zoning Officer Ken Nicholson and Administrative Assistant Cynthia Hartzell. Betty Silfies was absent.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Becker, second by Commissioner Crawford, to approve the June 14, 2016 meeting minutes. Motion carried: 4 ayes

CORRESPONDENCE

a. Thomas Dinkelacker, Dimmich, Dinkelacker & Anewalt, P.C., re: Emmaus Borough Zoning Ordinance & Map Amendment – Planning Commissioners reviewed the amendment and had no comment. This will be forwarded to Borough Council.

NEW BUSINESS

a. Stone Hill Meadows Land Development Sketch Plan, 150 Spring Street – Tom Dredge, Langan Engineering, presented a revised sketch plan that added a small open space area. He reviewed Engineer Kern's review letter. Some items in the review letter were discussed. Engineer Kern calculated the open space for the 46 lots to be about 2.11 acres. Commissioners preferred more open space than the proposed .68 acre and had concerns about the proposed open space located alongside a water basin. It was noted the density was below the maximum allowed, the plan was for \$400,000 homes in this section and this would be part of the Homeowners Association with the two sections in Lower Macungie Township.

There were a few driveways that were located within 50 feet of the street centerline of the intersections. Mr. Dredge commented he will be requesting a waiver for those driveways. It was noted the streets will be private.

There was discussion about the improvement of Spring Street from Cedar Street to the entrance of the development. Mr. Dredge noted they are willing to work with the Borough to improve Spring Street.

Engineer Kern was concerned with the storm water runoff because the plan did not show any stormwater management. This can be discussed when the actual design of the plan is done between phases 2 & 3. On the comment about street lights, Mr. Dredge noted the other two sections do not have street lights and people do not like to have the light shining in their bedroom window at night. Mr. Dredge commented that this plan had tried to provide as much on-street parking as possible.

Planning Commissioners would like to have the comments from the Fire Chief. Engineer Kern noted the one bend in the street looks to have about a 20 foot radius which the Borough does not have any horizontal geometry requirements for the streets but it would not be approved by PennDOT. As for the parking near that corner, PennDOT requires a 150' sight distance. This was something for the Planning Commissioners to consider.

All other comments from Engineer Kern can be complied with and Mr. Dredge will take the comments from tonight's meeting into account when revising the plan.

b. Main Street Commons – discuss traffic analysis & improvements – Brian Gasda, Lehigh Engineering, wanted to talk to the Planning Commissioners on the extent of the traffic study. He noted PennDOT was issuing a Highway Occupancy Permit on the low volume traffic based on only the bank being built on the property. Engineer Kern was surprised the PennDOT did not require a traffic study for possible development of the whole property. Engineer Kern commented the traffic study should be for the full proposed development but the physical improvements would not have to be done right away. He commented a new traffic study would have to be done when the traffic light at Main and Church Streets is installed. Mr. Gasda provided a copy of the traffic study to Engineer Kern for review.

c. Comments on Emmaus Borough Zoning Ordinance & Map Amendment – This was addressed under Correspondence.

d. September 13th meeting with LVPC about SWL Comprehensive Plan - Administrative Assistant Hartzell noted LVPC wants to attend the September 13th meeting to discuss the updated comprehensive plan but there have been several changes to the comprehensive plan therefore they may not attend the September meeting. She asked if the Planning Commissioners would be available to move their September meeting to September 20th because Zoning Officer Nicholson will be on vacation September 13th. They will let her know.

UNFINISHED BUSINESS – No Unfinished Business

ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant