

### 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, December 13, 2016, at Borough Hall, 21 Locust Street, Macungie, PA.

### ATTENDANCE

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

### APPROVAL OF THE MINUTES

A motion was made by Commissioner Becker, second by Commissioner Crawford, to approve the September 20, 2016 meeting minutes. Motion carried: 4 ayes

### CORRESPONDENCE

a. Sara Pandl, Lower Macungie Township, re: Zoning Ordinance Amendment – Commissioners reviewed the zoning ordinance amendment for Lower Macungie Township. Commissioners noted the amendment does not affect the Southwestern Lehigh County Comprehensive Plan.

Commissioner Becker made a motion that the Planning Commission has reviewed the amendment and recommend no comment on the amendment, second by Commissioner Yerman. Motion carried: 4 ayes

b. Zoning Officer Nicholson received an email from Sara Pandl, Lower Macungie Township Director of Planning & Community Development requesting a joint meeting with the Lower Macungie Township Planning Commission and Macungie Planning Commission to discuss coordination of roadways, trails and storm water improvements that cross municipal boundaries in the Stone Hill Meadows development. The Commissioners were receptive to the meeting but asked Zoning Officer Nicholson to find out the time and location.

### UNFINISHED BUSINESS

a. Main Street Commons Preliminary Land Development Plan – Brian Gasda, Lehigh Engineering; Attorney Erich Schock, Fitzpatrick, Lentz & Bubba and Rudy Amelio were in attendance to review the development plan. The letter dated March 2, 2016 from Keystone Consulting Engineering, engineer for Lower Macungie Township, with 3 comments was reviewed. The comments were continuing the sidewalk across a private property to connect the Main Street Commons development and Lower Macungie Township, upgrading the traffic light at West End Trail and coordinating the West End Trail traffic light with the traffic light at Willow Lane. Mr. Gasda noted the traffic light will be upgraded and they were going to defer the sidewalk conversation at this time.

Mr. Gasda noted the Lehigh Engineering letter dated November 22, 2016 addressed the BIA comments from March 4, 2016. He went on to discuss some comments on the BIA letter dated December 8, 2016. Under the SALDO Review A.1, the comment noted the ROW line is at the edge of the cartway. Mr. Gasda commented the setback could not be met if the ROW would be placed behind the sidewalk. It was discussed to put a note for an easement on the plan if the Borough would have to do any work in that area. Comment A.8 noted that there should be some type of indication of a sidewalk or walkway for pedestrian from the sidewalk through the parking lot to the bank. Mr. Gasda will address that comment. Comment B.5 was to determine what the use will be after hours. If there will be an ATM machine, will there be some type of lighting? Mr. Amelio will have to check with the bank if the ATM will be a walk up or drive up type and how they need it to be lit up. Comment E.2 noted a separate ROW plan must be submitted to PennDOT for the right hand turn lane. Mr. Gasda asked if the Commissioners would give a recommendation to approve the plan contingent on receiving PennDOT's approval for the ROW plan. He commented the right hand turning lane is not required for the bank, only if there is further development. Engineer Smith suggested getting comments from PennDOT on the ROW plan since the plan is tight and may have to be redesigned if not approved by PennDOT. Commissioners were in agreement with waiting for PennDOT's agreements.

Mr. Gasda commented he will address the turning template plan as requested in the Engineer's comments. Under sections F & G the Engineer commented about the water and sewer lines on the property will not be dedicated to the Borough. Pointing out where the water and sewer lines are on the map, Mr. Gasda showed a meter vault for the water line and from that point onto the property, the water line will be private. The sewer line will be private from the manhole located in the ROW. Engineer Smith suggested sizing the lines appropriately for future development.

The other comments Mr. Gasda had no issue with. The discussion went back to placing sidewalk across the private property. Mr. Amelio would like to check the property to make sure there are no major issues.

Mr. Gasda commented the West End Trail traffic light would be upgraded when the project is almost complete. They want to have the building and other items completed within the next 15 months.

b. Comments to Lower Macungie Township Zoning Ordinance Amendment - This was addressed under Correspondence.

NEW BUSINESS – No New Business

ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Cynthia Hartzell  
Administrative Assistant