

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, January 10, 2017, 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.

REORGANIZATION

- a. Chairman – On motion by Commissioner Yerman and second by Commissioner Becker, Allen Crawford was voted Chairman of the Planning Commission. Motion carried: 5 ayes
- b. Vice-Chairman – On motion by Commissioner Becker and second by Commissioner Crawford, John Yerman was voted Vice-Chairman of the Planning Commission. Motion carried: 5 ayes
- c. Secretary – On motion by Commissioner Walker, Administrative Assistant Cynthia Hartzell was voted Secretary of the Planning Commission. Motion carried: 5 ayes

APPROVAL OF THE MINUTES

A motion was made by Commissioner Becker, second by Commissioner Crawford, to approve the December 13, 2016 meeting minutes. Motion carried: 4 ayes, 1 abstention (Commissioner Walker-absent)

CORRESPONDENCE

- a. Sara Pandl, Lower Macungie Township, re: Zoning Ordinance Amendment
- b. Emmaus Borough, re: Zoning Ordinance Amendment

NEW BUSINESS

- a. Comments to Lower Macungie Township Zoning Ordinance Amendment – Planning Commission discussed the clear site triangle amendment in one of the proposed ordinances that is based on the speed limit. This was to comply with the PennDOT regulations.

Commissioner Becker made a motion to recommend to Council there is no comment to the proposed amendments, second by Commissioner Walker. Motion carried: 5 ayes

- b. Comments to Emmaus Borough Zoning Ordinance Amendment - Administrative Assistant Hartzell noted this information was given to the Planning Commission tonight for action and to pass to Borough Council for comment before the February 6 vote. The amendment

was adding a regulation for medical marijuana facilities. Administrative Assistant Hartzell commented she did not review the amendment but did not suspect any effect to the Borough or on the comprehensive plan.

Commissioner Becker made a motion to recommend to Council there is no comment to the amendments, second by Commissioner Silfies. Motion carried: 5 ayes

### UNFINISHED BUSINESS

a. Stone Hill Meadows Preliminary Land Development - Tom Dredge, Langan Engineering, presented a preliminary plan for the Stone Hill Meadows land development with 44 single family homes. He remarked that Borough Council, after reviewing 2 different plans, preferred to have single family dwellings and requested more open space. The comments on Engineer Kern's January 5<sup>th</sup> letter were reviewed by Mr. Dredge. All the comments would be complied with except the comments discussed by the Planning Commission as noted.

Comments 2-4 are about open space. Mr. Dredge noted the proposed open space is 65% of the requirement and the developer is proposing to pay the Fee in Lieu Of for the balance of the required open space. Commissioners were a little more pleased with the Open Space A connecting to an open space on the Lower Macungie Township size. Open Space B is a long piece located at the northeast section of the property is behind properties. Engineer Kern and Commissioners discussed the difficulty for any surveillance or security for a part of the open space. The Commissioners suggested having the buildings set back in the first 3 properties at the entrance to the development and add the part of the open space to the properties. With the buildings set back would provide more parking for those 3 properties. Commissioners commented about some type of barrier between the properties and the open space. They also commented about having a recreational facility in the open space near the cul-de-sac. Commissioners talked about the parking and asked that the HOA not allow for boats or trailers to be parked on the street.

Commissioners talked about linking the walking trail to the Spruce Street Park and possibly connect from a cul-de-sac in Lower Macungie Township to Willow Street. This will be looked into and discussed at the meeting with Lower Macungie Township Planning Commission.

Comment 7 was a concern for traffic safety with the low visibility at the elbow curve at Lot 28. Mr. Dredge suggested making it a squared road with parking into the open space and having a stop sign both ways to make it like an intersection. Commissioners noted it was a better idea.

Comment 13 was to install street lights. Mr. Dredge commented Phase 1 of the development does not have street lights but Lower Macungie Township wanted to have street lights in Phase 2. Commissioners preferred to have street lights.

Comment 15 was for comments from Macungie Fire Department. Commissioner Becker will give a plan to the Fire Chief for review.

Comments 21-22 were to have a swale in a drainage easements along Lots 2 through 15 where water runoff comes from the properties along Willow Street and the swale will flow to the north into a storm inlet. Mr. Dredge commented the swale would make the lots smaller than

the required lot size when calculating the lot size. Commissioners discussed installing an alternative instead of a swale. Eric Schrock, Stone Hill Meadows, preferred to have a swale instead of an underground drain. Waivers would be needed for the 14 lots since the swale would make the lot size smaller than the required lot size. There was a discussion of an easement on the properties and to research if there is an easement along the Willow Street properties. Engineer Kern noted additional calculations will have to be supplied in the stormwater calculations.

Comments 23-25 were the requirements for the curbing, driveway and apron detail and sidewalk with grass strip. Lower Macungie Township has different regulations than the Borough. Commissioners discussed this topic but they requested those items to be consistent with the Borough's requirements.

Comment 33 on the scale of the plan. Mr. Dredge will be requesting a waiver.

Comment 42 about the street names. Mr. Dredge commented he was open to suggestions.

Comments 52-71 were general stormwater comments and stormwater management calculation review. Engineer Kern reported he did not review any calculations on the basins since they are located in Lower Macungie Township. Engineer Kern pointed out that a storm easement should be obtained where the stormwater discharges at the property line of Allen Organ.

Comments 74-76 were on the Transportation Impact Study. Mr. Dredge questioned the comments to revise the permit plan to include coordination timings for the traffic lights at Church and Chestnut Street. Engineer Kern commented that equipment will be put on the West End Trail traffic light by another developer and the timings should continue through the Borough with the other traffic lights for traffic flow. Mr. Dredge will talk to the developer about the comment.

Comments 78-81 were on the public water system. Engineer Kern noted the plan showed a water connection to the 8" main which is non-potable water in a fire service line to Allen Organ. There is a 4" water main that they will have to connect to for the development. Engineer Kern suggested an upgrade of the 4" line to an 8" and to loop the water lines in the development so there is not a dead end that could be problematic. He suggested a connection from Race Street or Willow Street. Engineer Kern mentioned an interconnect with Lehigh County Authority that will be discussed by the Borough Authority at their meeting.

There were no other comments from the Commissioners. Mr. Dredge will take all the comments into account.

b. Reminder: Meeting with LMT Planning Commission on January 17<sup>th</sup> at LMT Building at 7:00 p.m. to discuss Stone Hill Meadows development – This was a reminder about the meeting with the Lower Macungie Township Planning Commission.

### ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 8:59 p.m.

Respectfully submitted,

Cynthia Hartzell  
Administrative Assistant