

CALL TO ORDER

The regular meeting of the Macungie Planning Commission was called to order by Vice Chairman John Yerman at 7:30 p.m. on Tuesday, July 11, 2017, at Borough Hall, 21 Locust Street, Macungie, PA.

ATTENDANCE

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

APPROVAL OF THE MINUTES

A motion was made by Commissioner Becker, second by Commissioner Walker, to approve the June 13, 2017 meeting minutes as written. Motion carried: 4 ayes

CORRESPONDENCE

- a. Brian Miller, Upper Milford Township, re: Zoning Ordinance Amendment

NEW BUSINESS

- a. Comments on Upper Milford Township Zoning Amendments – The amendment is to add regulation of medical marijuana facilities. The Commissioners reviewed the amendment and pondered if the Borough should consider some type of regulation for medical marijuana dispensaries. Zoning Officer Nicholson commented a medical marijuana dispensary would fall under the definition for a pharmacy.

Commissioner Becker made a motion to recommend to Borough Council there is no comment to Upper Milford Township's proposed zoning amendment, second by Commissioner Silfies. Motion carried: 4 ayes

UNFINISHED BUSINESS

- a. Stone Hill Meadows Preliminary/Final Subdivision – Vice-Chairman Yerman expressed being uncomfortable with the submitted plan and he wanted to have a conversation to try to work out some issues. His concerns were the variance requests to include the storm water easements on already small properties and the open space broken into small areas which the other Commissioners were not happy about also. He commented he was not in favor of the road connection into Phase 2 of the development. Commissioners commented about the small open spaces not being very usable. Commissioner Becker commented about using underground storm water facility instead of a swale that may allow the property owner some use of the area like gardening. Engineer Kern commented it was a good idea but DEP prefers a grass area for storm water facilities. Commissioner Becker had some concern about the entrance to the development on Spring Street. Spring Street outside the development is only 24' wide and widens at the entrance of the development to 34'. He gave the scenario of a delivery truck parked at the entrance blocking traffic. He suggested widening the street inside the development to allow for

large vehicles to park and not hinder traffic. Commissioners asked if a lower number of properties was feasible to address the storm water easements within the size of the property and open space issue. Tom Dredge, Langan, and Justin Mandel, Ashley Development, were not sure if less density is feasible. Dan Hummel, Allen Organ, was in attendance to make the Commissioners aware of Allen Organ's stance. He commented Allen Organ does not want any effect of storm water to their property. He noted that Langan had not contacted Allen Organ until today to discuss an easement for the storm water. The storm water is proposed to discharge onto Allen Organ's property from the northeast corner of the development. During the discussion, Mr. Dredge commented part of the storm water is piped into a detention pond in Lower Macungie Township. Mr. Dredge commented the detention pond would have to be made larger if all the storm water in this phase were piped into it.

Vice-Chairman Yerman commented there are still issues like the Allen Organ storm water easement that need to be addressed before moving forward with the plan. There was discussion about holding a workshop.

The Commissioners tabled the Stone Hill Meadows Subdivision plan. Zoning Officer Nicholson will check if an extension is needed.

It was discussed that an emergency street connection will be installed at Willow Street into Lower Macungie Township.

b. Review of Home Occupation and previous Zoning Ordinance Amendments - Zoning Officer Nicholson provided a document with the definition of a no-impact home occupation, the current home occupation regulation in the Borough zoning ordinance and his suggested changes. The discussion was about the regulation only addresses the activities in the building. There is another issue of street parking. The business would be able to park several vehicles on the street.

Vice-Chairman Yerman suggested carrying this topic until the next meeting. He reviewed that the Commissioners should review the document from Zoning Officer Nicholson, Zoning Officer Nicholson will review the prior zoning amendments and he will look at the lighting regulations in the zoning ordinance.

c. Parking regulation for Village Walk Drive – This will be carried. The Commissioners talked about how to regulate parking in a very dense neighborhood.

Commissioners commented about a plan they have for a traffic light from Langan Engineering. Engineer Kern noted he directed Langan to make a change to the timing on the Chestnut Street traffic light because of the increase in traffic from the development.

ADJOURNMENT

Hearing no other business to be brought before the Commission, the meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant