

Macungie Planning Commission

Tuesday, February 20, 2024

7:30 p.m.

Commission Members:

Allen Crawford – Chairman
Donna Kohut – Vice Chairman
Carl Sell
Glenn Granitz Jr
Michael Hinkle
Joe Peterson
Ashley Rinker
Stan Wojciechowski

Zoning Officer:

Administrative Assistant:

Engineer:

1. Call to Order
 - a. Chairman Crawford called tonight's meeting to order at 7:30 pm.
2. Public Comments
 - a. None
3. Approval of the minutes
 - a. December 19, 2023
 - i. Commissioner Kohut made a motion to approve the minutes as written. Chairman Crawford seconded the motion. Motion carried.
 - b. January 16, 2024 – No Meeting Held
4. Administration
 - a. Nomination of Chairman
 - i. Commissioner Sell made a motion nominating Allen Crawford as Planning Commission Chairman. Commissioner Granitz seconded the motion. Motion carried. Allen Crawford accepts.
 - b. Nomination of Vice Chairman
 - i. Chairman Crawford made a motion nominating Donna Kohut as Vice Chairman. Commissioner Sell seconded the motion. Motion carried. Donna Kohut accepts.
 - c. Welcome Michael Hinkle
 - i. Chairman Crawford along with all Planning Commission members welcomed Mr. Hinkle.
5. Correspondence
 - a. Lumber St Project – Revisions
 - b. Lumber St Project- Parking Lot
 - c. Site Plan – Pickleball Courts – Brookside Country Club
 - d. JHA – Mavis Tire – Waiver Request
 - e. JHA – Mavis Tire – Land Development Comment Response Letter
 - f. LVPG – Comment letter of January 4, 2024
6. Unfinished Business
 - a. Verizon 5G Antennas Ordinance - *Pending*
 - b. Main Street Commons – BIA - Recreation fees
 - c. Site Plan – Pickleball Court – Brookside Country Club
 - i. No update

- d. Lumber Street Project – Revisions
 - i. Margaret Young commented all 58 questions from BIA have been answered
 - ii. Chairman Crawford made a motion to approve the waiver of SALDO §305-15A.F – Traffic Impact Study. Vice Chairman Kohut seconded the motion. Motion carried.
 - iii. Chairman Crawford made a motion to approve the waiver of SALDO §305-21A.B – Installation of sidewalk or curbing at grassed swales. Vice Chairman Kohut seconded the motion. Motion carried.
 - iv. Chairman Crawford made a motion to approve the preliminary final plan. Commissioner Sell seconded the motion. Motion carried.
- e. JHA – Mavis Tire – Waiver Request
 - i. Chairman Crawford made a motion to approve the waiver from SALDO §305-7A to allow the plan to be reviewed as a final plan that requires Borough Council approval. Commissioner Granitz seconded the motion. Motion carried.
 - ii. Chairman Crawford made a motion to approve the waiver from SALDO §305-15.F to allow the construction of infiltration basin 3 on fill provided that the applicant receives approval from the Lehigh County Conservation District to construct the bed on fill. Commissioner Granitz seconded the motion. Motion carried.
- f. JHA- Mavis Tire – Land Development Comment Response Letter
 - i. Chairman Crawford made a motion recommending Final Plan approval by Borough Council subject to the applicant satisfying all comments within BIA letter dated 12/16/2023. Commissioner Sell seconded the motion. Motion carried.

7. New Business

- a. Lumber St. Project – Parking Lot Submission
 - i. Still under review

8. Discussion with the Zoning Officer about current activities

- a. 28 permits submitted since the last meeting, 10 for Fields at Brookside, 25 issued, 6 pending BIA, and 7 under review.
- b. 2 residential rental units were inspected, and 5 are scheduled for 2/22. 47 inspections were completed in 2023.
- c. Zoning Hearing Board denied Appeal 2023-05 – 138 Thorn St.
- d. Zoning Hearing Board Appeal 2023-04 – withdrawn
- e. 124 E Main St. – A tentative/Prelim proposal was submitted for Apartments and a Yoga Studio
- f. Borough Hall and Macungie Institute buildings were inspected due to a resident complaint. Numerous IPMC violations. Meeting with the manager and Public works.
- g. Stone Hill Meadows - an issue concerning the curbing/sidewalk repairs* on Spring Street leading into the development which needs to be addressed as there was debris on the street and excavated areas along the curb line extending 2 feet deep by 2-3 feet wide. The curb and sidewalk repairs were made although it is likely that BIA was never informed, and inspections were not made.
- h. Brookside Country Club – Interior Renovations: Construction plans were submitted for renovations to the existing entrance foyer, bathrooms, and bar/banquet room. Permits were issued on 2/6/2024.
- i. A warning letter was issued on 12/29/ 2023 to 40 Locust Street concerning ten (10) violations of Borough ordinances and the IPMC., the main violation being bricks falling from the 2nd floor onto the neighbor’s property.

9. Adjournment

- a. Chairman Crawford made a motion to adjourn tonight's meeting at 8:45 pm. Vice Chairman Kohut seconded the motion. Motion carried.

Respectfully Submitted,
Ashley Rinker
Ashley Rinker, Administrative Assistant