

CALL TO ORDER

The regular meeting of the Macungie Planning Commission was called to order by Chairman Allen Crawford at 7:30 PM on Tuesday, April 12, 2011, at Borough Hall, 21 Locust Street, Macungie, PA.

ATTENDANCE

Commissioners present were Allen Crawford, William Drudy, Linn Walker and John Yerman. Also present were Zoning Officer Brian J. Nixon, Tom Deily, Keystone Consulting Engineers and Administrative Assistant Cindy Hartzell.

Zoning Officer Nixon introduced himself and noted he will be attending the Planning Commission meetings in place of the Borough Manager.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Walker, second by Commissioner Yerman, to approve the March 8, 2011 minutes as presented. Motion carried: 4 ayes

CORRESPONDENCE

a. Lehigh County Conservation District, re: Stone Hill Station NPDES Permit review - Zoning Officer Nixon reported the correspondence was to note the application was received by the Conservation District and they will review the application.

NEW BUSINESS

a. 131 W Main Street Preliminary/Final Minor Subdivision Plan – The applicant, Margaret Hilbert, is proposing to subdivide the property at 131 W. Main Street into 2 lots. The site is located in the GC (General Commercial) District. Action Date: June 14, 2011

Mark Bradbury, Martin, Bradbury & Griffith Inc, is the Engineer for the subdivision plan and mentioned the proposed property line is the lease line currently used. There are no changes to the property other than the subdivision line. Mr. Bradbury noted he has requested a variance for side yard setbacks from the Zoning Hearing Board that is scheduled for Wednesday night. The zoning regulations for setbacks have changed since the buildings were erected.

Zoning Officer Nixon mentioned the air compressor pad on Lot #1 is located on the property line between the two proposed lots. Commissioners did not have any concern since the pad has been in that location for several years and Mr. Bradbury remarked the current tenants in Lot 2 had no problem with the location of the air compressor pad.

Mr. Deily reviewed his comments and Mr. Bradbury remarked that the SALDO comments #1, 3 and 4 would be complied with. Mr. Bradbury would like to request a waiver for comment #2. He submitted a written request at that time for a waiver for the contour lines. The waiver request

will be presented to Borough Council when they review the plan. Under Mr. Deily's general comments, he noted there was not a consistent right of way on Main Street for both properties and a review letter for Lehigh Valley Planning Commission is needed. The inconsistent right of way is not a problem but needed to be mentioned. The plans were provided to the Lehigh Valley Planning Commission and Mr. Bradbury is waiting for the review letter. The last comment was about an easement needed if Lot 2 has the storm water drained into the detention pond on Lot 1. Mr. Bradbury pointed out the storm water on Lot 1 drains directly into the Borough storm water system so the easement is not needed.

Commissioner Walker made a motion recommending approval of the subdivision of 131 W. Main Street conditioned upon receipt of a review letter from Lehigh Valley Planning Commission, compliance with the drafting items listed in Keystone Consulting Engineers April 7 letter, Borough Council's waiver for the SALDO requirement of contour lines on the final subdivision plan and the Zoning Hearing Board granting a variance of the side yard setback, second by Commissioner Yerman. Motion carried: 4 ayes

UNFINISHED BUSINESS

- a. Lighting Regulations – Commissioner Yerman will review the proposed lighting regulations with Zoning Officer Nixon.
- b. Historic Buildings Demolition – Zoning Officer Nixon will forward the proposed ordinance to the Pennsylvania Historic and Museum Commission for review.

ADJOURNMENT

Having no other business to be brought before the Commission, the meeting was adjourned at 8:06 pm.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant