

### 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, October 11, 2011, at Borough Hall, 21 Locust Street, Macungie, PA.

### ATTENDANCE

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

### APPROVAL OF THE MINUTES

A motion was made by Commissioner Walker, second by Commissioner Yerman, to approve the September 13, 2011 minutes as presented. Motion carried: 4 ayes

CORRESPONDENCE – no correspondence

### NEW BUSINESS

a. Stone Hill Village, 150 Spring Street, Sketch Plan – Wayne Doyle, Cowan Associates Inc, representative for Ashley Development and Richard Brooks, Ashley Development were in attendance to discuss three sketch plans submitted for the Stone Hill Village development. Mr. Brooks gave a brief history of the development to date. Mr. Doyle provided 8.5 x 11 sheets of the three plans for the Commissioners to refer to during the discussion.

Commissioner Becker asked if Mr. Brooks preferred one plan over the other plans. Plan A has 47 units, no open space and needs a great deal of waivers. Plan B and C are similar with less units. Plan C has more open space and would need the least number of waivers. All Plans have a walking trail head connecting to the Lower Macungie Township development. Mr. Brooks commented he would choose Plan B as the best of the three plans.

When asked about a second access for the development, Mr. Brooks commented they are continuing to work with Madison Apartments for a piece of property that would give a second access to Race Street.

Tom Deily, Keystone Consulting Engineers, reviewed his comments on the sketch plans. Mr. Deily's first comments pertained to the Subdivision and Land Development Ordinance (SALDO). Since the plans were only sketch plans, the comments should be addressed on a preliminary plan when submitted. The comments pertained to topographic contours; dimensions for the lot and widths of street right of ways; square feet area of each lot; ownership must be noted; means of providing major utility services must be explained and illustrated; and recreation land or contribution to the Borough is required. Plan A and B have some open space and, in addition, Mr. Brooks is offering a recreation fee. Plan C has the required open space.

Mr. Deily noted some of his general comments were discussed previously at a Planning Commission meeting. The general comments were noting the location of two off street parking spaces for each property either in the driveway side by side or one in the garage and one in the driveway; approval of the plan to be conditioned on the recording of the Minor Subdivision; the fire department should review the plan; what access and restrictions is there for the emergency access; possible consideration to restricting parking on one side of the street only; consideration to extend the roadway to the western Macungie Borough border for a possible connection to the Lower Macungie Township development; and extend the roadway to connect to Race Street for a second access to the development. Mr. Deily noted traffic ingress/egress should be discussed if only served by one primary access.

Mr. Doyle explained the development in Lower Macungie Township is zoned for 2 acre lots. In reference to the off-street parking comment, Mr. Doyle noted the plan will have two off-street parking spaces in the driveway side by side. In answer to the plan approval being on condition that the Minor Subdivision be recorded, Mr. Brooks commented the Minor Subdivision will be recorded when all the property monuments are set. This was a condition of approval for the Minor Subdivision by Lower Macungie Township and he noted only a few monuments were left to be set.

Zoning Officer Nixon noted comments from the Water Operator Douglas McNair that the water lines in the development should not have any extensive dead ends; there should be a minimum of two connections to other water mains; the 4" main in Cedar Street is not adequate to supply the development and the 8" main in Cedar Street is a private main. Zoning Officer Nixon provided his comments. He made some notes on the sketch plans compliance to the Zoning Ordinance and SALDO. One comment was the building footprint on the sketch plan is shown to be at the maximum building coverage of the property and no allowance for any decks or sheds. Zoning Officer Nixon also commented that Mr. Doyle and Mr. Brooks should keep in mind any effects that may occur with snow plowing.

Commissioner Yerman recommended revision of Plan C to move properties from the southwest corner to the open spaces. That would create one large open space with the walking trail in the northwest corner. Commissioner Yerman recommended continuing the walking trail south to the Spruce Street Park. Mr. Doyle and Mr. Brooks were receptive to his recommendation.

#### PUBLIC COMMENTS

1. William Reiss, property owner of 52 Race Street, Macungie, was concerned about water runoff into the Swabia Creek that runs along his property. As noted previously, Mr. Doyle explained the development will have a storm sewer system that will drain into a detention pond in Lower Macungie Township. Mr. Reiss questioned the type of homes and it was explained to be single family dwellings with three bedrooms. In answer of Mr. Reiss' question, Zoning Officer Nixon explained the new site plan would have to comply with the SALDO that was amended in 2008.

2. Dennis Bower, Allen Organ, was also concerned about the storm water runoff and he noted, as directed by his boss, Allen Organ would not allow access through their parking lot to

the emergency access in the development. Mr. Brooks referred to the agreement between Ashley Development and Allen Organ which allows access to the emergency access of the development. Mr. Bower questioned if a traffic study had been done. No study has been completed at this time.

Chairman Crawford read a list of items that the Planning Commission discussed that were issues to be addressed on the plan. The list will be prepared for review at the next Planning Commission meeting.

Mr. Doyle noted Plan B was the base for most of the discussion. He reviewed the recommendation from Commissioner Yerman to revise the plan and reviewed the required waivers needed for that plan.

#### UNFINISHED BUSINESS

- a. Lighting Regulations
- b. Historic Buildings Demolition

These two items will be carried.

#### ADJOURNMENT

Having no other business to be brought before the Commission, the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Cynthia Hartzell  
Administrative Assistant