

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, November 8, 2011, at Borough Hall, 21 Locust Street, Macungie, PA.

ATTENDANCE

Commissioners present were Chris Becker, Allen Crawford, William Drudy (7:45), Linn Walker and John Yerman. Also present were Zoning Officer Brian J. Nixon and Administrative Assistant Cindy Hartzell.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Walker, second by Commissioner Yerman, to approve the October 11, 2011 minutes as corrected. Motion carried: 4 ayes

CORRESPONDENCE

- a. Lower Macungie Township, re: Township Zoning Amendments
- b. Steven Markowitz, Allen Organ Co, re: Stone Hill Village – Mr. Markowitz requested to be included in any distribution list of notices or decision regarding the Stone Hill Village.
- c. PC Journal Publication – Chairman Crawford remarked about information he continues to learn about in the articles in the publication.

NEW BUSINESS

- a. Lower Macungie Township Zoning Amendments – In accordance with the Joint Comprehensive Plan, Lower Macungie Township submitted three proposed ordinances amending sections of their zoning ordinance. Zoning Officer Nixon provided a summary of the amendments. Zoning Officer Nixon noted the only impact to the Borough he felt were the amendments pertaining to solar panels, solar energy facilities, wind turbines and wind energy facilities that are permitted in zoning districts adjacent to the Borough. Planning Commission Members discussed some possible effects of solar and wind energy systems.

It was the consensus of the Planning Commission Members to recommend to Council the zoning amendment to establish the Hills at Lock Ridge Overlay and the amendment to Sections 27-706 and 27-1007 proposed by Lower Macungie Township would have no impact to the Borough. As for the amendment to permit solar panels, solar energy facilities, wind turbines and wind energy facilities, the Planning Commission Members recommended there could possibly be an impact to the Borough with noise and visual from the solar and wind energy systems.

UNFINISHED BUSINESS

a. Stone Hill Village, 150 Spring Street, Sketch Plan – A draft letter to the developer was provided to the Planning Commission Members to finalize. There were a few revisions to the letter. Planning Commission Members were strong with the suggestion to have a second full access to the development. In the discussion of Sketch Plan C and relocating some building lots to the open space at the Spring Street entrance, the Planning Commission Members noted that lot has a deep depth and to avoid narrowing of the entrance due to parked cars, the house should be setback with a longer driveway to accommodate for more parking area.

The sketch plans and Planning Commission's letter will be given to Borough Council at their November 21st meeting.

b. Lighting Regulations – Commissioner Yerman will have a revision for the next meeting.

c. Historic Buildings and Overlay District – Commissioner Yerman wanted to discuss Commissioner Becker's comments on this proposed ordinance. The Commissioners decided to remove the Guidelines section because it was too restrictive for the maintenance of the buildings. There was a suggestion from the Penna. Historic and Museum Commission to consult the Historical Society when an applicant goes before the Zoning Hearing Board to request a variance to demolish the building that the Commissioner's want addressed in the ordinance.

The ordinance will be revised for the next meeting for possible approval to forward to Council.

The Planning Commissioners decided a December meeting was not necessary unless there is a submittal.

ADJOURNMENT

Having no other business to be brought before the Commission, the meeting was adjourned at 9:04 pm.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant