

CALL TO ORDER

The reorganization and regular meeting of the Macungie Planning Commission was called to order at 7:30 PM on Tuesday, January 10, 2012, at Borough Hall, 21 Locust Street, Macungie PA.

ATTENDANCE

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

REORGANIZATION

- a. Chairman – On motion by Commissioner Becker and second by Commissioner Yerman, Allen Crawford was voted Chairman of the Planning Commission. Motion carried: 5 ayes.
- b. Vice-Chairman – On motion by Commissioner Walker and second by Commissioner Drudy, John Yerman was voted Vice-Chairman of the Planning Commission. Motion carried: 5 ayes.
- c. Secretary – On motion by Commissioner Becker and second by Commissioner Walker, Administrative Assistant Cynthia Hartzell was voted Secretary of the Planning Commission. Motion carried: 5 ayes.

APPROVAL OF THE MINUTES

A motion was made by Commissioner Walker, second by Commissioner Drudy, to approve the November 8, 2011 minutes. Motion carried: 5 ayes

CORRESPONDENCE

- a. Robert F. Irick, Irick Eberhardt & Mientus, re: 127-129 E. Main Street Land Development

NEW BUSINESS

- a. 127-129 E. Main Street Land Development Plan

Robert Irick, engineer for Tom Bartholomew, presented a land development plan proposed to convert the building at 127-129 E. Main Street into a business on the first floor with a residence on the second floor. The plan proposed 5 parking spaces behind the building and one parking space on the side of the building. He proposed to keep an existing sidewalk that crosses to the adjoining property to the west.

Mr. Irick reviewed the comments from Zoning Officer Nixon. Mr. Irick noted they would comply with comments #1 and #3 to indicate the front yard building setback on the Lumber

Street side and note the dimensions of Lumber Street on the plan. Zoning Officer Nixon's comment #2 noted the right of way width of Main Street is 74 feet that has a 12 foot right of way from the curb. Mr. Irick requested to be allowed to run the right of way line around the front porch so the right of way line does not go through the porch. Zoning Officer Nixon noted 8 parking spaces are required which 6 off-street parking spaces are proposed with the 2 existing on-street parking. Zoning Officer Nixon noted at the time of the subdivision for this property no requirement was made for the parking. So only the additional parking had to be addressed for the additional use which the 6 off-street parking spaces are more than adequate. Mr. Irick expressed that they will apply for a sign permit and the sign would not be located in the clear sight triangle.

Commissioner Drudy asked about the apartment entrances. Mr. Bartholomew explained the apartment will have a separate front and back entrance from the business. The front entrance will be a small foyer to the stairs and the back entrance will possibly be a second floor deck.

Mr. Irick addressed Tom Deily's comments. He remarked that comments #2, #3, #4, #6 and #8 will be complied with. That would be to revise the plan to have Borough of Macungie in the Surveyor's Certification; note the right of way and pavement widths; indicate all existing utilities within Main and Lumber Streets; the Owner's Certification should read as noted in the SALDO; and dimensions of the cross easement should be noted on the plan.

Mr. Irick asked that the submitted land development plan be considered as a preliminary plan that would address Mr. Deily's comment #1. Comment #5 noted contour lines must be marked on the plan. Mr. Irick requested to have that requirement waived due to the land being relatively flat. Comment #7 was about the right of way on Main Street and this had been discussed under Zoning Officer Nixon's comments. Zoning Officer Nixon noted the property currently is being charged for 2 connections which would address comments #9 and #10 so no certifications are needed for water or sewer. Mr. Deily, in comment #11, noted an erosion and sedimentation control plan needs to be sent to Lehigh County Conservation District and could be done as a small project. Mr. Irick will address this item. Mr. Deily addressed the parking lot lighting in comment #12. Mr. Irick expressed the use of a lamp post for lighting in the parking lot. Mr. Deily wanted the lighting spillover to be addressed on the plan.

Comments #13 and #14 addresses installation of sidewalks and curbing along Lumber Street. Zoning Officer Nixon suggested a recommendation to Council to defer the installation of sidewalks and curbing until Lumber Street is improved. If a deferral is granted, it should be noted on the plan for future reference. Commissioners discussed and noted the unknown certainty of the development of 135 E. Main Street that Lumber Street travels through. Commissioners were in agreement to recommend a deferral to Council for the sidewalks and curbing. Commissioners discussed comment #15 about street trees. Mr. Irick noted there is a tree to the rear of the property but it is not a street tree. At Mr. Deily's recommendation, Commissioners agreed to have the street trees deferred until the development of 135 E. Main Street. Mr. Irick explained the rain garden that is proposed along the rear of the property. He explained it to be a depression for the water runoff of the parking lot that is planted with plants that will absorb nutrients from the parking lot. This is not a requirement but is being proposed.

The general comments made by Mr. Deily about the land development plan were discussed. Comment #1 was to put a note on the plan addressing the purpose of the cross easement and the improvements that are proposed. Mr. Irick agreed to add a note about the cross easement to the Plan Notes. In comment #2, Mr. Deily did not see a need for Note #4 on the plan since soil types are not indicated on the plan and was not necessary. Comment #3 requested a planning review letter from the Lehigh Valley Planning Commission and Mr. Irick presented a copy of the review letter that he received today. Referring to storm water runoff of the parking lot, Comment #4 recommended a swale to direct the water to the rain garden. Mr. Irick noted the parking lot will be graded as to do so and that will be noted with arrows on the plan.

Commissioner Becker remembered an agreement for an access from Lumber Street to the property of 123-125 E. Main Street. Mr. Irick commented there is a stone driveway from Lumber Street to that property but it is a private matter.

Commissioner Walker made a motion to recommend approval of the land development plan for 127-129 E. Main Street conditioned on an approved erosion and sedimentation control plan by Lehigh County Conservation District; the lighting in the parking lot to be shown on the plans; a notation for the use and condition of the cross-easement; recommend Council grant a waiver to the SALDO requirement for contour lines being drawn on the plan; and recommend Council grant a waiver to defer to the SALDO requirement for street trees, sidewalks and curbing along Lumber Street until the development of 135 E. Main Street, second by Commissioner Drudy. Motion carried: 5 ayes.

Zoning Officer Nixon directed Mr. Irick and Mr. Bartholomew to prepare a request to Borough Council for the contour line waiver and deferrals for the street trees, sidewalks and curbing.

UNFINISHED BUSINESS

- a. Lighting Regulations – Commissioner Yerman reviewed the revisions made to the lighting regulation. A section was added to address billboards and signs. Commissioners had a lengthy discussion on the regulation. With the addition to the lighting regulations, this will be carried.
- b. Historic Buildings and Overlay District – Zoning Officer Nixon noted changes were done as discussed at the last meeting. Chairman Crawford commented on section 6 that notes a building cannot be expanded by more than 20%. Zoning Officer Nixon noted the zoning ordinance has regulations for non-conforming use. After a discussion on section 6, Commissioners agreed to change the percentage to 50%.

Commissioner Yerman made a motion to approve the Demolition of the older buildings revision with the minor change and forward it to Council for adoption as a revision of the zoning ordinance, second by Commissioner Drudy. Motion carried: 5 ayes

ADJOURNMENT

Having no other business to be brought before the Commission, the meeting was adjourned at 9:07.

Respectfully submitted,

Cynthia Hartzell
Administrative Assistant

DRAFT