

BOROUGH OF MACUNGIE
ZONING HEARING BOARD

The October 14, 2009 meeting of the Macungie Zoning Hearing Board was called to order at 7:30 P.M. in Borough Council Chambers, Borough Hall, 21 Locust Street, Macungie, Pa. Board Members present were John Ackerman and Chris Becker. Also present were Solicitor Brian Joyce, Court Stenographer Sandy Capparell, Zoning Officer Jeffrey R. Zettlemoyer and Administrative Assistant Cynthia Hartzell. Greg Hutchison was absent.

The hearing was properly advertised in the East Penn Press on September 30 and October 7, 2009. All adjoining property owners were notified and the properties were properly posted.

APPEAL 2009-3 FRANCIS AND JANET ONDREJKA, 165 E. MAIN STREET, MACUNGIE, PA, 18062, is proposing to construct four (4) additional guest rooms for their bed and breakfast at 165 E. Main Street, Macungie. The applicants are requesting Special Exception approval pursuant to Zoning Ordinance Article V, Section 345-20.F(4)(b)[1] and [2], Dimensional Requirements in the Town Center, and Article VII Section 345-25, Special Exception Uses, to provide off street parking spaces at Macungie Memorial Park, 50 S. Poplar Street, Macungie, PA. If necessary, the applicants are requesting a variance from the requirements of Zoning Ordinance Section 345-23, Off Street Parking Requirements, Table 4.1. The site is located in the T-C (Town Center) Zoning District.

Chairman Ackerman informed the applicants that only two Board Members were in attendance. If the vote would be split it would be a denial for their appeal and they have the right to request a continuance due to a possible denial. The applicants, Fran and Jan Ondrejka, decided to move forward with the hearing.

Mrs. Ondrejka explained the proposed renovations of adding 4 guest rooms to the bed and breakfast and making 2 small guest rooms into one larger room. There would be no additional base square footage. The additional rooms are second floor additions.

Mrs. Ondrejka explained that to be a member of a prestigious bed and breakfast organization, the guest rooms have to be larger and being part of the organization helps with marketing. As is, the bed and breakfast is not viable financially.

Mr. Ondrejka presented pictures of the property parking area at different dates and times. The pictures will be noted as Exhibit A. Mr. and Mrs. Ondrejka noted that when most clients come to the bed and breakfast, the salon is closed. The parking for the salon and bed and breakfast mostly do not overlap. Mr. Ondrejka commented one of the salon employees is full time; all other salon employees are part time and there are no employees for the bed and breakfast. Mr. Ondrejka presented a work schedule of the salon employees. Currently there are 15 parking spaces including one handicapped space.

The applicants are requesting a variance to the required parking spaces needed for the proposed renovation. They have tried to secure additional parking spaces in another location but have not received any documentation as such. There was discussion to continue the hearing for the applicants to work on getting an agreement for the additional parking spaces off-site. Mr. and

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Mrs. Ondrejca agreed to continue working on acquiring the parking spaces and asked for a continuance of the hearing.

Board Member Becker made a motion to grant the hearing continuance until the November 11, 2009 meeting, second by Board Member Ackerman. Motion carried: 2 ayes.

Hearing no other business to be brought before the Board, the meeting was adjourned at 8:05 pm.

Respectfully submitted,

Jeffrey Zettlemyer
Zoning Officer