

The November 11, 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, Chris Becker and Greg Hutchison. Also present were Solicitor Brian Joyce, Court Stenographer Sandy Capparell, Zoning Officer Jeffrey R. Zettlemyer and Administrative Assistant Cynthia Hartzell.

The hearing was properly advertised in the East Penn Press on October 28 and November 4, 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 Z.O. Section 345-20.F(4)(b)[1] and [2], Dimensional Requirements in the Town Center, and Section 345-25, Special Exception Uses, to provide off street parking spaces at Macungie Memorial Park, 50 S. Poplar Street, Macungie, PA.

The applicants further amend the continued hearing and application by adding a second request for a Special Exception Hearing pursuant to Z.O. Section 345-20.F(4)(a)[1] through [6] for the purchase of 3 on-street parking spaces and/or a variance to the requirements of the Z.O. Section 345-23, Off Street Parking Requirements, Table 4.1 for additional off-street parking spaces.

The site is located in the T-C (Town Center) Zoning District.

Chairman Ackerman requested the total number of parking spaces that are required for the property. Mr. Ondrejka will need a total of 25 parking spaces. He has 16 parking spaces on his property with a variance granted for 3 parking spaces. He needs 6 additional parking spaces. As previously noted at the last meeting, the agreement with Macungie Park could not be done as the park wanted to do a yearly review of the agreement.

Two small bedrooms will be combined into one and Zoning Officer Zettlemyer noted the number of requested spaces would decrease to 5 parking spaces. At the request of Board Member Becker, Zoning Officer Zettlemyer explained the count for the number of parking spaces. Even though the Zoning Ordinance requires a parking space for each station, Mr. Ondrejka noted that there is only one employee for the two pedicure stations and one employee for the two massage tables.

Chairman Ackerman noted Borough Council's recommendation for a minimum purchase of 4 on-street parking spaces and the Planning Commission recommended the purchase of 3 on-street parking spaces.

Michael Jonn, architect for The Stonehouse Inn and Salon, commented that the Stonehouse Inn and Salon is a jewel in the Borough and the work that is being proposed will enhance the property. Mr. Jonn commented about working with the businesses in town.

The Board discussed the appeal. Board Member Becker wanted to stay as close to the Zoning Ordinance as possible and Board Member Hutchison has a hesitation but is willing to work with the businesses to thrive in the Borough.

Board Member Becker made a motion to grant a variance for two parking spaces and grant the special exception to purchase 3 on-street parking spaces with the condition of the removal of one pedicure station and one manicure table and the two smaller rooms converted into one room, second by Board Member Ackerman. Motion carried: 2 ayes, 1 nay (Hutchison)

Hearing no other business to be brought before the Board, the meeting was adjourned at 8:11 pm.

Respectfully submitted,

Jeffrey Zettlemoyer  
Zoning Officer