

Lower Macungie Township  
Planning Commission Workshop Minutes  
June 15, 2010

The June 15, 2010 workshop meeting was called to order at 7:00 p.m. by Chairman Maury Robert. The following members were in attendance: Maury Robert, Ann Bartholomew, Kevin Drake, Brent McNabb, and Tom Beil. Also in attendance were William Erdman, Township Engineer; James Lancsek, Zoning Officer; Mary Eberle, Planning Commission Solicitor, and Bobbie Brown, Keystone Consulting Engineers, Inc.

Mr. Robert opened the meeting by reviewing the items discussed at the Joint Workshop meeting held June 9, 2010.

On Page 3 of the Quick Fix Ordinance – “Fences” - Fences on a corner lot should not exceed 6 feet on the side of the yard and not exceed 4 feet for fences in the front yard or along the house.

Uses by Right or Special Exception: The previous Board was not in favor of Conditional Use Hearings. However, at the last Joint Workshop (held June 9, 2010), the new Board stressed the desire to continue conditional use hearings in order to evaluate the uses for each case. That way the uses can be granted by the Board based on the needs of the Township. The Planning Commission members recommend that Ms. Eberle remove the complete Article 7 in the Quick Fix Ordinance and use the verbiage from the 1998 ordinance for Conditional Uses. Ms. Eberle will add a more specific definition for “Cabaret”.

Temporary Signs: Paragraph 1.7, should read “Signs can be located on property on which the Contractor is performing work.” Signs must be content neutral. All paragraphs pertaining to signs should read “on private property outside of road right-of-way”.

There was a discussion regarding Lower Macungie Road and Brookside Road. Should the zoning be changed in order to insure that the developer knows what the Township would like to see on that property? It was decided to wait until something is submitted from the developer and have Sara and Jim work with the developer at that time or until the township develops design standards to address what the township wants in that area.

Discussion regarding the school district property on Sauerkraut Lane. They want to build a fence, but the fence would be in the floodplain. Therefore, Mr. Lancsek said that they would have to apply for a zoning variance.

Discussion regarding the Danweber property. Mr. Lancsek showed a map of the area showing 2 developments in cluster overlay zone, the nursing home, the Danweber trace and the school district Lower Macungie Middle School Land which he proposed to

make Urban. Mr. Eichenberg had suggested at the joint workshop last week that the Danweber land should be zoned Urban. The school district is interested in selling their orphaned parcel and changing the zoning to Urban would help them. The Planning Commission decided to accept Mr. Lancsek's proposal.

The Daddona property along Quarry Park was discussed. It was decided to wait and see if Sauerkraut Lane would be extended before further discussion.

A representative from Atty. Zator's office said there are inconsistencies between the M.O.U. and the Quick Fix Ordinance regarding fast food restaurants and Section 21.36A – Warehouse. Ms. Eberle suggested since we can't change the M.O.U. as it has been adopted by the Board, let it go through and the Quick Fix, when adopted, will amend the M.O.U. Ms. Eberle will take a look at both ordinances and come up with wording that will correspond accordingly.

On Page 23 of the Quick Fix, the table should be modified to include HI-SC.

Street Tree Issue: Use sidewalk friendly trees. Put trees adjacent to the road. The right-of-way width should be changed to 50 feet.

Sections 402.2 and 502.2 requiring developers to submit 14 copies of full plans is not needed. Should be changed to partial sets of plans for PC members.

By motion of Ms. Bartholomew, second of Mr. Drake, and a unanimous vote, the meeting adjourned at 8:30 PM.

Respectfully submitted,

Bobbie Brown,  
Keystone Consulting Engineers, Inc.