

Lower Macungie Township
Planning Commission Workshop Minutes
November 16, 2010

The November 16, 2010 workshop meeting was called to order at 7:00 p.m. by Chairman Maury Robert. The following members were in attendance: Maury Robert, Kevin Drake, Irv Keister, Ann Bartholomew, Brent McNabb, and Tom Beil. Also in attendance were Sara Pandl, Director of Planning and Community Development, William Erdman, Township Engineer; James Lancsek, Zoning Officer; Mary Eberle, Planning Commission Solicitor, and Bobbie Brown, Keystone Consulting Engineers, Inc.

The Planning Commission members were given a revised copy of "An Ordinance Amending Lower Macungie Township Zoning Ordinance to Revise the Parking Standards for Shopping Centers and to Establish Certain Standards and Architectural Features for Shopping Centers" to discuss any corrections or additions to the proposed ordinance. Mr. Harold "Bud" Newton, of Newton Engineering, was also present to offer suggestions.

Mr. Lancsek brought several points before the members for discussion, which included parking spaces parallel to the store fronts, dining areas and shopping cart corals. Shopping cart collection areas in the parking lot should be shown on the plan and should not be considered as parking spaces. It was decided that covered cart collection areas should have attached roofs, but should not be considered as structures.

Ms. Bartholomew suggested that greenery should be at multiple levels. She would like to see restrictions on size. Other items discussed included 5-foot walkways, light standards, walkway systems throughout the parking areas and maximum number of parking spaces per space of the user. The members discussed the difference in the number of parking spaces for larger shopping centers in comparison to smaller shopping centers.

Sign size in contrast to the size of the store front was discussed. A uniform sign program was suggested. It was decided to use the existing sign ordinance and amend the present regulations to state "not to exceed 200 SF". Developers shall provide architectural drawings showing sign size and design in their submissions.

Ms. Pandl forwarded the draft ordinance from Atty. Zator regarding the suburban overlay to the members. Mr. Robert stated that it will not work. The suburban overlay has less restrictions than the regular commercial district.

Hamilton Crossings, Krocks I and Krocks II projects were discussed. Four separate plans have been submitted in phases and will be reviewed by the Board of Commissioners on Thursday, Nov. 18, 2010 for information only. It will be submitted to the Planning Commission at their December 14th meeting to discuss variances. It will then be submitted to the Zoning Hearing Board for action on the variances. Mr. Newton stated that the projects have been discussed with the School District. Mr. Keister expressed his concerns about density. Mr. Robert stated that the proposed baseball stadium would have parking requirements. Mr. Newton stated the developer is considering "turf parking". Mr. McNabb expressed concerns about the large truck traffic in the area and its impact on the roadways.

Final revisions will be made to the shopping center ordinance and the members will receive a copy to give final approval at the January 18, 2011 meeting. A motion by Mr. Drake, second by Mr. Robert, and a unanimous vote, the meeting adjourned at 9:15 PM.

Respectfully submitted,

Bobbie Brown,
Keystone Consulting Engineers, Inc.