

www.lowermac.com

Lower Macungie Township

3400 Brookside Rd.
Macungie, PA 18062
Phone: 610-966-4343
Fax: 610-965-3654

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of Lower Macungie Township will hold its regular meeting on March 9, 2021 at 7:00 p.m. via Zoom Meeting. A link will be published on the Township Website prior to this meeting for the public to participate.

Items on the meeting scheduled to come before the Commission are as follows:

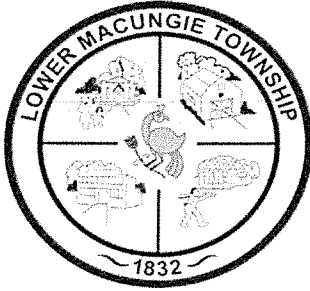
1. Approval of the January 12 and February 9, 2021 Meeting Minutes
2. 1955 Willow Lane Barn Conversion- Conditional Use Plan
3. One Year Zoning Lookback - Continued Language/ Ordinance Review
4. Department Report

Any scheduled applicant not appearing by the end of the meeting is notified that the application will be considered and voted upon despite the absence.

If time permits, the Commission will consider other duly made requests for information.

The Lower Macungie Township Municipal building is accessible to the physically handicapped. Any person that requires special assistance to understand the nature of the business conducted at the above meeting because of visual, hearing or other impairment is requested to contact the Township Secretary at least five (5) days prior to the scheduled meeting to arrange for the necessary assistance.

Please note that all persons entering the building MUST wear a mask and practice Social Distancing



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TO: Lower Macungie Township Planning Commission
DATE: March 3, 2021
SUBJECT: 1935 Willow Lane Plan Review (Conditional Use)

Dear Planning Commissioners:

The Applicants have submitted a Conditional Use plan for a lot at 1935 Willow Lane, the prior location of the Willows Restaurant in the Village of East Texas. The total land area of the exiting lot is 2.77 acres +/- . The plan calls for the existing barn to be adaptively reused into a multi-use structure with a brewery/ tap room at ground level and residential apartments above. Accessory parking, storage and a trail easement are also included on the site.

Southwestern Lehigh County Comprehensive Plan: The area is planned for what appears to be both mixed-use and preservation/ park and recreation. With mixed-use meant to: *“Harmonize or to promote the continued co-existence of residences, stores and low-impact services in an arrangement most conducive to non-motorized vehicles and pedestrians”* and preservation meant to: *“Indicate private- or public-owned land that cannot be developed”*.

Future LV Comprehensive Plan: The property is within the area shown for Development.

Zoning Classification: The property is located in the S-Suburban Residential/ ETV-1 Zoning Overlay District. The purposes of each district/ overlay are as follows: Suburban: *“The purpose of this district is to encourage a variety of housing types for suburban development. The use of performance zoning should also be encouraged as a way to preserve environmentally sensitive areas and open space.*

ETV-1 Overlay: *The purpose of this district is to recognize the special characteristics of the Village of East Texas and its surrounding area as shown on the Official Zoning Map of Lower Macungie Township and allow for neighborhood residential and limited retail, commercial, institutional, and mixed uses within the Village as consistent with the maintenance, preservation and enhancement of the area. It is recognized that the purpose of the district is to serve the residents of the East Texas Village area and the needs of Lower Macungie Township, while at the same time preserving and enhancing the unique qualities of the area. Because of the diverse concentration of uses and buildings within the East Texas Village area and environs, the East Texas Village-1 (ETV-1) regulations are specifically purposed with the following in mind:*

- A. Ensure built fabric of East Texas provides for its identity to be maintained.*
- B. Protect existing residential uses and existing structures, particularly those of historical, cultural or architectural significance, yet allow appropriate redevelopment of obsolete buildings.*
- C. Foster a sense of place and community by enhancing the existing setting that encourages the natural intermingling of everyday activities within and adjoining recognizable neighborhoods.*
- D. Encourage properly scaled economic development in appropriate locations that supports the existing economy while promoting the traditional development pattern along East Texas Road and portions of Lower Macungie Road and Willow Lane in the vicinity of its intersection with East Texas Road.*
- E. Promote a walkable community in the district using pedestrian-scaled design principles with pedestrian walkways as a core amenity.*
- F. Allow for limited mixed-use development where appropriate by encouraging the integration of small-scale commercial, retail and residential uses.*
- G. Employ design principles that preserve and enhance existing desirable architectural and streetscape elements that are typical of East Texas and ensure that new construction and redevelopment projects are compatible with the surrounding community.*
- H. Allow reasonable and appropriate uses within existing structures.*

Existing conditions: The proposed subject property is 2.77 acres +/- lot with a single-story residence, two story barn structure with macadam parking and a one-story vacant restaurant with macadam parking and cistern-type spring water area that leads to a confluence with the Little Lehigh Creek. The large majority of the site is within both the 100-year floodplain Zone AE and the 500-year floodplain Zone X. The property is currently in the process of finalizing subdivision approval from prior application. This will separate the existing residence from the barn and former restaurant.

Proposed Use: The submitted sketch plan for courtesy staff review shows a proposed micro brewpub/ distillery use at the barn with a large deck to be built onto the rear of the structure and an accessory shed next to that. Additionally, the structure is to include two residential apartment units on the second floor. Required parking is shown on existing parking/ impervious area and an easement for trail space along the creek is shown on the plan.

Planning Considerations:

Plan: The Plan is still marked as a sketch plan and should be revised to include proper labeling and required data listed in Chapter 27, Part 2402.

Lot: The proposed site is on a lot nearly entirely consisting of 100- and 500-year floodplains where zoning relief has been granted to create the recently approved lot for use. Further, as proposed, the new structures (deck and concessions apparatus) within the floodplain have received zoning relief to be installed, as proposed.

SALDO Relief: Relief from site constraint calculations was granted at the time of plan approval for subdivision of property.

Zoning Relief: Zoning relief has been granted for the proposed deck on-site.

Trail/ Walkways: A trail easement was allotted as part of the subdivision process; the Planning Commission and Board of Commissioners should discuss ensuring connectivity to the Kratzer Farm Park and the rest of the Lower Macungie Greenway trail system.

Storm Water: As this is conditional use plan, no stormwater improvements are proposed.

Fire Department Review: The Fire Department has reviewed the plan and has noted no other comments other than that required code standards be met for the site.

Landscaping: The applicant should provide a more detailed narrative and plan for on-site landscaping. Riparian buffer plantings should be taken from best practices guides and an adequate buffer should be established to protect abutting residential properties. These submissions should be made to Planning and the Township Engineer for review.

Lighting: On-site lighting should be shown and verified. Lighting should be dark sky compliant and not cause any glare onto abutting properties.

Architecture: A project design companion that includes potential finished site renderings, lighting fixtures and proposed signage should be submitted for review and available to show the intent of the finished look of the structure and site.

Planning Considerations: Street trees are required for this plan; however, the applicant has accurately noted the situation with ROW and utility lines that could hinder effective planting of street trees. Alternative locations should be discussed with the Planning Commission parking lot and street trees will both be required. Plantings should also be included around parking areas per ordinance and best practices. As the site is in the floodplain, trees should be of a water tolerant variety.

The proposed outdoor deck is a largely beneficial on-site amenity. The applicant should take steps to ensure proper buffering and protection of neighboring properties.

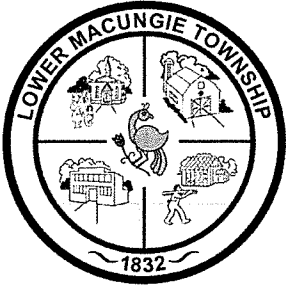
The open Right-of-Way area at the front of the site can potentially be used for future parking and amenity space in the event of future reclamation of the land by the Applicant from PennDOT. If so, the area should be appropriately revegetated or landscaped if not being used for access or parking.

As in all applications to the Planning Commission, promoting and meeting planning goals of the Township should be aspired to while always paying special attention to health, safety and welfare matters of the public.

Respectfully Submitted,
Nathan Jones, AICP
Director of Community Development

March 3, 2021
Planning Commission Review Letter

Beitler, 1935 Willow Lane- Conditional Use Plan
LMT Planning



LOWER MACUNGIE TOWNSHIP

3400 BROOKSIDE ROAD

MACUNGIE, PA 18062

PHONE: 610-966-4343 • FAX: 610-965-3654

WEBSITE: www.lowermac.com

TO: LMT Planning Commission

FROM: Carl L. Best, Zoning Officer

DATE: March 5, 2021

SUBJECT: *Beitler Conditional Use Plan*

East Texas Barn Co. LLC. 1955 Willow Lane

I have received the application and plans for the above referenced property submitted by AASA, LLC in behalf of Ronald W. Beitler dba/ East Texas Barn Co. LLC.. As Zoning Officer, I offer the following comments relative to **Zoning Ordinance 2019-10, Chapter 27**.

ZONING ORDINANCE (Code of Ordinances) CHAPTER 27

The applicants are requesting to convert the existing barn into a craft brewery with two (2) unit apartments on the second floor along with a 1,980 square foot outdoor deck, a proposed shed and resurfacing of the existing parking lot. Also, the applicant is proposing to raze the existing restaurant in the spring of 2021. The subject property is also known as 1955 Willow Lane, located in an S-Suburban Residential /ETV-1 Zoning Overlay District and contains 2.1062 acres of land. The entire site is located within Zone AE (100 yr. Flood Zones) and Zone X (500 yr. Flood Zones). The property is served by a private well and public sewer.

Note: On July 28, 2020, the Lower Macungie Township Zoning Hearing Board granted a Variance from Section 27A-401 2., in order for the applicants to subdivide the property. Appeal No. 11-2020.

1. **Section 27A-401 2.** No new or substantially improved construction, reconstruction, enlargement, alteration or relocation of any building or structure, and no uses or activities (including, but not limited to, the uses and activities listed in Section **27A-402** development, paving, grading, filling, excavation, mining, dredging or drilling operations, or any land development, shall be permitted within the prohibited floodplain area, except as provided in Section 27A-403. Section 27A-402 2. States that within any designated floodplain area or general or general floodplain area, and all of the commencement, construction, reconstruction, enlargement, alteration, relocation, expansion or development of the following structures (or portions thereof) uses or the construction, uses and activities listed below shall be prohibited: A. Building, C. Roofed Structure. ***The applicants are proposing an addition (deck) to the existing barn and shed as part of the commercial use within the 100 year (Zone AE) flood zone. On February 23, 2021, the Lower Macungie Township Zoning Hearing Board granted a Variance from Section 27A-401 .2, in order for the proposed outdoor deck and shed to be constructed. Appeal No. 03-2021.***

2. Section 27-2402. Site Plan Requirements.

1. Conditional Uses and Special Exception Uses. All applicants for a conditional use must submit 12 sets of full-sized site plans to the Township when making application for a zoning permit (16 copies for special exceptions applicants); such site plans shall meet the design and drafting requirements of the Lower Macungie Township subdivision and land development Ordinance ("SALDO") [Chapter 22A]. If the application is considered a land development or subdivision, it must also meet all other requirements outlined in that ordinance, which are in addition to the following site plan requirements.

2. All applications for a special exception use and all applications for a conditional use shall include the following (in addition to any requirements imposed by subdivision and land development Ordinance [Chapter 22A]).

A. A statement as to the proposed use of the building or land, including proposed hours of operation, number of employees, and estimated customer traffic.

B. A site plan drawn to a scale of not less than one inch equals 50 feet showing the location, dimensions and height of proposed buildings, structures, or uses and any existing buildings in relation to property and street lines. If the application relates to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.

C. The location, dimensions, planting schedule and arrangements of all open spaces, yards, required naturalized areas described in Part 19, "Environmental and Historic Protection and Preservation" and all buffers including methods and materials to be employed for screening.

D. The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading and provisions to be made for lighting such areas.

E. The dimensions, location and methods of illumination for signs, if applicable.

F. The location and dimensions of sidewalks, public spaces and all other areas to be devoted to pedestrian use.

G. Provisions to be made for treatment and disposal of sewage and industrial wastes, water supply and storm drainage.

H. The capacity and arrangement of all building used or intended to be used for dwelling purposes, including the proposed density in terms of number of dwelling units per gross acre of land.

I. The project design companion, if required in the zoning district or overlay, with all requisite components as listed in this chapter.

J. A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards.

K. Description of methods to be employed in controlling any excess noise, air pollution, smoke, fumes, water pollution, fire hazards or other safety hazards.

L. The bounds of any easements of record at the Lehigh County Recorder of Deeds Office.

M. All significant natural features and requirements described in Part 19, "Environmental and Historic Protection and Preservation," of this chapter shall be identified and located.

N. A list of all owners of real property within 150 feet of the boundaries of the lot or tract.

O. Any other data deemed necessary by the Zoning Officer to enable the officer to determine the compliance of the proposed use with the terms of this chapter. ***Several of the above referenced items, as required by this Section, are not shown on the plan. The plan should be revised accordingly.***

3. **Section 27-1908** Heritage Preservation and Historic Structure Protection.

1. Any site that contains a structure on the National Registry or is recognized in another fashion by the Commonwealth of Pennsylvania, Lehigh County or Lower Macungie Township shall comply with all provisions of this chapter. Additionally, where a land development is to occur on a proposed site, the existing structure shall be considered for preservation and/or adaptive reuse, if the current use ceases. Applications for land development shall include a feasibility study for preservation of the structure to be submitted to the Township for review.

A. Adaptive Reuse of an Existing Barn is Highly Encouraged. Where generally not permitted by right or by conditional use in the zoning district where an existing barn is, an adaptive reuse of such existing barn shall qualify for a conditional use in any zoning district at any time, for the following uses:

(1) Multiunit dwelling not to exceed four units.

(2) Low-impact office, medical, business or personal service established as approved by the Township.

(3) Craftsman or artisan studio, work space and gallery.

(4) Craft brewery, distillery or winery.

(a) If subject property is within a residential zone, at least a 150-foot structure setback from any residence in such residential zone is required.

(5) Ultralight manufacturing with no retail component

(6) School or educational facility.

(7) Place of worship.

B. Adaptive reuse of existing barns or other historic structures to a single-family home shall be allowed by right.

C. Certain portions of Township subdivision and land development and Zoning Ordinances shall apply to any adaptive reuse of a barn or other historical structure, including:

(1) Parking requirements, per Township ordinance or via conditions of a conditional use approval.

(2) Lighting regulations, per Township ordinance or via conditions of a conditional use approval.

(3) Screening planting, per Township ordinance or via conditions of a conditional use approval.

(4) Hours of operation, per Township ordinance or via conditions of a conditional use approval.

2. Uninhabitable structures of historic nature or heritage significance, such as silos, windmills, limekilns, gristmills, towers, trestles, bridges, cemeteries, burial plots, stone foundations or ruins, shall be preserved, restored and incorporated into any proposed subdivision, land development, site plan or other regulated activity. Submitted plans shall show this preservation or reuse and be included in any submitted feasibility study to the Township. ***Several of the above referenced items, as required by this Section, are not shown on the plan. The plan should be revised accordingly***

4. **Section 27A-402 G.** Within any designated regulated floodplain area or general floodplain area, and all of the commencement, construction, reconstruction, enlargement, alteration, relocation, expansion or development of the following structures (or portions thereof), uses or the construction, uses and activities listed below shall be prohibited: G. Parking area or lot containing any non-passenger vehicle parking space or more than six passenger automobile parking spaces. ***Since the applicant is using the existing parking areas that were used for the prior use (restaurant) no further Zoning approvals would be necessary. Any excavation and/or resurfacing of the parking areas may not elevate the current flood plain elevations.***

5. **Section 27-9A07 6.** More than one principal use shall be permitted on a single lot or parcel if the uses are nonresidential, or if one use is residential and the other nonresidential. Multiple nonresidential uses in a single structure are permitted in the ETV-1 District as long as all parking requirements and all other provisions of this chapter are met. ***Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the 4th Edition of Institute of Transportation Engineers (ITE) Manual. The 85% peak threshold shall be utilized to determine required parking spaces for any use in the Township. The Township shall review, confirm and approve of the proposed calculations and number of proposed parking spaces. The plan shall indicate a parking ratio for each use to insure that the parking is adequate for each use. The plan should be revised accordingly.***

6. Section 27-2303 4. Design Standards for Off-Street Parking Facilities.

(4) Nighttime Illumination. All parking lot lighting shall conform to § 27-1805 of this chapter and the provisions listed below.

C. Any parking area designed for use by eight or more cars after dusk shall be adequately illuminated.

D. All lighting fixtures used to illuminate parking areas shall be shown on a plan and arranged to prevent glare into public streets and adjoining properties.

E. Minimum nighttime illumination shall comply with all provisions of this chapter. ***All existing and proposed lighting shall be shown on the plan meeting the requirements of this Section.***

7. Section 27-2303 8. Design Standards for Off-Street Parking Facilities.

8. Parking Lot Screening and Greening Standards in the Village of East Texas Districts. In the Village of East Texas Districts (ETV-1, ETV-2 and ETV-3), the following additional parking standards shall apply to all parking areas in excess of 20 spaces, loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses:

A. A landscaped area shall be provided, consisting of an area at least six feet wide located behind the sidewalk or edge of paving if there is no sidewalk outside the ultimate right-of-way.

B. Screening provided for parking and loading areas along public streets and sidewalks shall be composed of fences, solid walls, vegetated hedges, or a combination thereof, according to the following standards:

(1) Fences shall be a minimum of three feet high and a maximum of four feet in height along any front yard. Fences along any side and rear yard shall have a maximum height of six feet.

(2) Fences shall not be constructed of galvanized steel, chain link, barbed wire or razor wire and of an ornamental construction type.

(3) Fencing shall be a minimum of 70% open/negative space with shrubs or bushes planted to block headlight glare to the satisfaction of the Township.

(4) Solid walls shall be a minimum of three feet high and a maximum of four feet in height along any front yard. Solid walls shall be a minimum of three feet in height and a maximum of six feet in height along any side or rear yard.

(5) Walls shall be constructed of brick, fieldstone, similar masonry products and material or an appropriate combination thereof.

C. Screening provided for parking and loading areas abutting residential districts or uses shall be composed of fences, solid walls, vegetated hedges, landscaping or a combination thereof, according to the following standards:

(1) Fences shall four feet in height along a front yard or facing upon a street. Fences used for screening may be constructed of solid materials and be a maximum of six feet in height along any side or rear yard except where specified otherwise in this chapter.

(2) Fences may be constructed of metal, natural grained style matte plastic, natural grained style matte vinyl, composite or wood. Galvanized steel, aluminum, chain link, barbed wire and razor wire are prohibited.

(3) Solid walls shall be a minimum of three feet in height and a maximum of four feet in height along any front yard. Walls along any side or rear yard shall have a maximum height of six feet.

(4) Walls shall be constructed of brick, fieldstone, similar masonry products and material or an appropriate combination thereof.

D. One canopy tree should be provided along the street for each 50 linear feet of parking lot frontage in addition to required street trees or displayed elsewhere within a plan submitted, reviewed and approved to the satisfaction of the Township. ***Additional landscaping, fencing and screening shall be shown on the plan. The plan should be revised meeting the requirements of this Section.***

8. **Section 27A-204** A copy of all applications and plans for new construction in any flood prone area to be considered for approval shall be submitted by the applicant to the County Conservation District Office for review and comment prior to the issuance of a building permit. The recommendations of the Conservation District Office shall be considered by the Zoning Officer for possible incorporation into the proposed plan of construction or development. ***The applicants shall contact the Lehigh County Conservation District to obtain the necessary approvals and/or permits. A copy of the adequacy letter shall be submitted to the Township for review.***

9. **Section 27A- 401 3.** New or substantially improved Township-approved public pathways or trails, public roads, bridges, stormwater outlet structures, and sub-surface, non-structure facilities for water, sewer and other public utilities may be constructed, developed and used within the prohibited floodplain area, provided they are duly approved and constructed in accordance with all applicable federal, state and municipal regulations. ***The plan indicates a proposed twenty (20) foot wide trail easement. Construction of any future walking trail must be approved and constructed according to all outside agency regulations. A note should be placed on the plan.***

10. **Section 27-9A07 6.** More than one principal use shall be permitted on a single lot or parcel if the uses are nonresidential, or if one use is residential and the other nonresidential. Multiple nonresidential uses in a single structure are permitted in the ETV-1 District as long as all parking requirements and all other provisions of this chapter are met. ***Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the 4th Edition of Institute of Transportation Engineers (ITE) Manual. The 85% peak threshold shall be utilized to determine required parking spaces for any use in the Township. The Township shall review, confirm and approve of the proposed calculations and number of proposed parking spaces. The plan shall indicate a parking ratio for each use to insure that the parking is adequate for each use.***

11. **Section 27-9A07 7.** All required buffers as set forth in § 27-1803 shall apply and be maintained along all side and rear yards unless specified differently in this section, in which case the more liberal shall apply. Any adaptive reuse, change of use or fit-out to existing structures in this zone shall not have buffer screen requirements other than an eight-foot privacy fence between a commercial and residential use on side yards where uses abut and a fifteen-foot buffer screen in the rear yard that abuts a residential use without an alley, street or public way also at the rear of the lot. ***An eight (8) foot privacy fence shall be placed between the proposed use (barn, deck and concession stand) and the residential use, north of the property.***

12. **Section 27-1802** All methods of sewage and waste treatment and disposal shall be approved by the Pennsylvania Department of Environmental Protection (DEP) and in accordance with the sewage plan for the Township of Lower Macungie. All subdivisions and land developments require DEP approval under the Sewage Planning program. ***The Bethlehem District Office of the DEP should be contacted to determine which Sewage Facilities Planning documents would be required for this type of development.***

13. **Section 27-2201** This Part recognizes that signs perform an important function by identifying residences and businesses and that minimum control of signs is necessary to promote the health, safety and general welfare by lessening hazards to pedestrian and vehicular traffic, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all concerned, and by securing certain fundamentals of design for the Township. ***All proposed signage should meet the requirements of Section 27-2215 regarding signs permitted within this Zoning District.***

14. **Section 27-9A07 9.** A project design companion, including a coordinated set of drawings, reference photographs and notes, shall be prepared for buildings, landscaping, pedestrian circulation and public spaces within any proposal. The project design companion shall be submitted with land development plans, during the conditional use or preliminary plan process, whichever comes first. In the case where no procedures listed above occur, the project design companion shall be submitted with any zoning permits for review and approval. The document shall be reviewed, approved and binding to all Township-related permitting activity. The project design companion shall include, but not be limited to:

- A. Architectural treatment including design, building materials and facades.
- B. Signage.
- C. Landscaping standards for all plantings and parking area designs and fences or walls.
- D. Streetscape enhancements including sidewalks, crosswalks, street trees, buffer fencing.
- E. All site lighting and fixtures.
- F. Public spaces including pedestrian amenities, pavilions, plazas and gazebos, street and plaza furniture, water features, rain water harvesting and other amenities. ***The project design companion shall be submitted with land development plans, during the conditional use or preliminary plan process, whichever comes first. In the case where no procedures listed above occur, the project design companion shall be submitted with any zoning permits for review and approval.***

cc N. Jones Director Planning, Zoning and Community Development
Z. Graves, LMT, SEO
B. McAdam, CKS Engineers
D. Brooman, Esq.



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215.340.0600

March 5, 2021
Ref: #12506-58:01

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Nathan D. Jones, AICP Director of Community Development

Reference: 1955 Willow Lane – East Texas Barn Company, LLC
Conditional Use Plan

Dear Nathan:

CKS Engineers, Inc. has completed our review of the above-referenced application, the submission consisting of one (1) plan sheet prepared by Arthur A. Swallow Associates, LLC., dated November 9, 2020, last revised January 28, 2021. The subject parcel, containing approximately 2.16 acres, is in the S – Suburban Zoning District, ETV-1 – East Texas Village Overlay, on the west side of Hillview Road.

We have reviewed the documents for compliance with applicable Zoning, Subdivision and Land Development Ordinance requirements and have the following comments:

1. The applicant is proposing an adaptive reuse for the existing barn to be used for two apartments (second floor) as well as a tasting room/distillery use. We note that the craft distillery use is permitted by Conditional Use in the ETV-1 overlay, if within 400 feet from the intersection of Lower Macungie Road and East Texas Road. The parcel does not appear to be within 400 feet of said intersection.

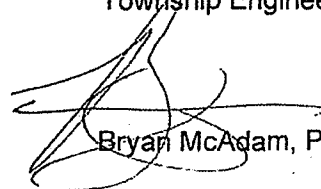
We defer to the Zoning Officer regarding the apartment use. Zoning relief is likely needed. (27-9A03.2)

2. The plan indicates a proposed shed (10'x24') as well as a proposed deck (at the rear of the existing two story building), and a proposed enclosure around the existing springhouse. Also shown are some proposed plantings.
3. We note that the applicant had received a Zoning Variance from Zoning Ordinance Section 27A-401.2, relative to the extent of the floodplain on the parcel as part of previous applications to the Township.
4. We remind the applicant that if the application is considered a land development or subdivision, it must also meet all other requirements outlined in that Land Development Ordinance, which are in addition to the Conditional Use site plan requirements.

5. All applications for a conditional use shall include supporting documents to indicate compliance with the respective Conditional Use requirements, in addition to any requirements imposed by Subdivision and Land Development Ordinance (Zoning Ordinance Sections 27-1909.1, 27-2402, 27-2403, 27-2406.I, 27-2406.J, 27-2402, 27-2406.J). We note that most of the information has not been provided. In addition, we have the following observations:
 - a. Ordinance Section 27-2402.2.A requires a statement as to the proposed use, proposed hours of operation, number of employees and estimated customer traffic. It does not appear that this information has been provided.
 - b. The plan indicates proposed plantings, however no tabulation has been provided to confirm compliance with ordinance requirements, nor does the plan indicate the types or sizes of plantings shown. (§27-2402.2.C)
 - c. The plan identifies two separate parking areas, providing 37 parking spaces. The plan should be revised to identify the respective calculation/tabulation for required and proposed parking. (§27-2402.2.D)
 - d. The plan indicates a proposed monument sign. All signage should be reviewed by the Zoning Officer. (§27-2402.2.E)
 - e. The plan does not identify any sidewalk or pedestrian access connecting the two parking areas. (§27-2402.2.F)
 - f. The submission does not appear to include any design features/renderings of the proposed facilities. We remind the applicant that the requirements of the Lower Macungie Township Design Guidelines must be met. (§27-2402.2.I)
6. In consideration of a conditional use application, the application must meet criteria set forth in §27-2403.E and § 27-2406.J. We have the following observations:
 - a. Sanitary sewer service and water supply should be identified.
 - b. The criteria for Craft Breweries, Distilleries and Wineries includes references for buffering, patio service and hours of operation. The applicant should discuss these requirements and their intentions with the Township.
 - c. Any other data deemed necessary by the Zoning Officer to enable the officer to determine the compliance of the proposed use with the terms of this chapter shall be provided.

We recommend the required information to be submitted to the Township for consideration.
Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Bruce Beitel, Township Manager
Debbie Ward, Admin. Asst. Planning and Zoning
Renea Flexer, Asst. Township Manager
David Brooman, Esq., High Swartz LLC
Ronald W. Beitler, Equitable Owner
Shannon M. Beitler, Equitable Owner
Arthur A. Swallow, Arthur A. Swallow Associates, LLC
Brian Cicak, CKS Engineers, Inc.
File