

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – January 10, 2023

The January 10, 2023 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 6:02 p.m. in hybrid format. Commission members in attendance: Wesley Barrett, Jon Hammer, Bob Rust and Rudy Fischl. Also, present were Nathan Jones, Director of Planning and Community Development, Brian Cicak, Township Engineer, CKS Engineers, and Mark Fischer, Township Solicitor and Kim Molnar, Lower Macungie Township.

Announcements – Agenda modifications:

Mr. Beil stated the following shall be removed from tonight’s agenda:

#5- 1741 Trexlertown Road Subdivision and

#6 – 2024 Elbow Lane Subdivision

Meeting Minutes

Approval of November 8, 2022 minutes; motion by Mr. Fischl and second by Mr. Barrett, all in favor, motion approved. December minutes were not available for approval.

Board Reorganization

Attorney, Mark Fischer, began the election for the chairperson:

Chairperson – Motion to elect Tom Beil as chairperson by Mr. Rust and second by Mr. Barrett, all in favor, motion approved.

Vice Chairperson – Motion to elect Jon Hammer as vice chairperson by Mr. Rust and second by Mr. Barrett, all in favor, motion approved.

Secretary – Motion to elect Wesley Barrett as secretary by Mr. Hammer and second by Mr. Fischl, all in favor, motion approved.

Request for Zone Change at 4950 Liberty Lane

Mr. Jones stated this lot is near post office off of Brookside Road and is a large parking lot looking for rezoning to allow for further development of townhomes and accessory building for storage of landscaping and plow equipment.

Applicant is requesting change of zoning to urban zoning to remain consistent with neighborhood.

Mr. Beil had discussion on where the line should be to start at turnpike to the east and the rear of Cypress Street properties. Will go to the BOC and prepare plan for area of rezoning as proposed of affected area.

Motion to support rezoning 4950 Liberty Lane from (S) Suburban to (U) Urban by Mr. Rust and second by Mr. Barrett. Approved by Mr. Rust, Mr. Fischl and Mr. Barrett. Opposed by Mr. Beil and Mr. Hammer. Motion approved 3-2.

3500 Brookside Road- Grist Mill Apartments Preliminary/Final Plan

Mr. Jones stated there are basically technical items remaining such as stormwater design and as under the conditional use approval requires the inclusion of a pedestrian crosswalk with flashing signal and is not included on this plan. There will be a walking trail around the detention basin, a dog run and outdoor recreational space. Architecture of buildings have met our design guidelines.

Mr. Cicak stated primary concerns are onsite flooding as water flows across Brookside Rd. and water conveyance system and outstanding issues for inlets. Applicant has provided a flood plain study for the Swabia Creek and has satisfied the concerns regarding flooding from the lower end of the site. Curbing along Brookside Rd. has been added to the plan. For pedestrian crossing across Brookside Rd. conditional use required flashing signal that is not added to plan. Also stated he needs more calculations before moving forward.

Applicant stated PennDOT has agreed to location of crosswalk and driveway. They are working through HOP process including lighting and signage. Only handful of minor technical engineering items to be resolved yet. Applicant will submit what is requested in review letter.

Mr. Hammer stated applicant has made good progress.

Motion to table 3500 Brookside Rd. to return for future meeting, by Mr. Hammer and second by Mr. Barrett, all in favor.

Macungie Crossing – Condo Unit 2 Modification of Approved Plan

Mr. Jones stated this is the Home Depot property having additional parcels for commercial retail development for a 10,000 sq.ft. building with outdoor patio space for designated food user, plaza walking space connective to rest of site. Rear of building faces Hamilton Blvd. and will look like store front and satisfied with design to comply with planning perspective.

Mr. Cicak stated the ordinance updates original Home Depot plan should be reviewed to current ordinance. Stormwater is accounted for in Home Depot property plan and this is a fairly simple project.

Mr. Beil stated applicant should resolve issues with difference in zoning ordinance to address new zoning ordinance sections referenced.

Applicant stated regarding having the 36” screening wall in front of the building makes no sense and blocks the storefront and detracts from the look of the building and asks not to have to provide a screening wall.

Mr. Beil urged applicant to enhance the look of the building and work on references to zoning ordinance sections.

Motion to table plan by Mr. Hammer and second by Mr. Barrett, all in favor.

There being no further business, a motion was made by Mr. Hammer and second by Mr. Barrett, all in favor, the meeting was adjourned at 7:44 p.m.

Respectfully submitted,
Kim Molnar, HR/Finance Admin. Asst.
Lower Macungie Township