

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING – March 16, 2021

The March 16, 2021 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 6:01 p.m. via Zoom Meeting. Commission members in attendance: Tom Beil, Jon Hammer, Tim Pickel, Amy Miller, Al Perez, and Wesley Barrett. Also present were Nathan Jones, Director of Planning and Community Development, Carl Best, Township Zoning Officer, and David Brooman, Township Solicitor.

Mixed Uses in Commercial Districts.

Mr. Jones provided an overview of the Mixed-Use criteria. Previously commercial locations will now include Highway and Wescosville Commercial districts. Streetscapes are to conform to Lower Mac design guidelines. Installation of LED, dark sky friendly light fixtures are to be required. The modification will strengthen the mixed-use commercial areas. Common and shared parking is encouraged. The max density of dwelling units per acre is 8.5. In a mixed-use development these are often higher. All densities may be requested.

Mr. Beil states that all criteria must be met in order to get the density bonuses.

Mr. Brooman states that there must be objective criteria that are unique to the site and be advantageous to being granted density bonus.

Mr. Barrett questions the possible percentages for density bonuses. Mr. Jones states that he will be reaching out to counterparts from other areas to obtain information on what they are seeing. He currently does not have specific numbers in his head for percentages, but will look further into this and come back with more information.

Mr. Beil questions if we are to open up all commercial districts to high density residential is something we are comfortable with. Mr. Jones states that he is comfortable with it in the Hamilton Corridor as well as the Bypass. Even if the Wescosville district could be done in a village setting, this could be a possibility.

Discussion is had on the possibility of environmental features such as solar panels in parking areas, pedestrian areas, as well as green roofs.

Public Comment from Mr. Robert asking what the minimum lot size is. Mr. Jones responds there is a minimum lot size standard in each zoning district which will dictate the lot sizes.

Mr. Beil questions if there will be only apartments or mixed housing to which Mr. Jones responds that they would like to promote housing choices.

Mr. Jones shares a slide show of examples of Mixed-Use Commercial areas.

After discussion over concerns for these areas Mr. Jones states that he will meet with Mr. Brooman and Mr. Best to see how to best set these specific situations up.

### Other Discussions

Mr. Jones informs the board that there will be quite a few submissions for April and possibly May. There will be 2 regular meetings held in April and the workshop meeting will be skipped.

Mr. Perez questions if there is anything being submitted for the ordinance that would need to be looked at quickly, to which Mr. Brooman states there is not. Mr. Jones states that we are looking to adopt this by early fall.

Mr. Beil states that he would like to try to get through 90% of agreement on the lookback to get to the BOC to vote on and approve the ordinance. Mr. Brooman states that this should be done in two steps. 1) Easy ones will go to the board and advertised by the end of May. 2) Harder ones that will need time to be worked on. Mr. Barrett asks if there is a large cost by doing this in two steps. Mr. Brooman states that the cost is incremental.

Mr. Jones proposes passing over Mixed-Use, and going over Residential Zoning, Definitions, and Conditional Use Standards. Mr. Brooman feels that this could possibly be one to two more workshops before being ready to go in front of the board. Mr. Jones does state that one workshop needs to give the ability for zoning changes to present cases for recommendations. He agrees that two meetings May and June can potentially be it before sending to the BOC.

Mr. Jones reminds the board that there are two PC meetings in April on the 13<sup>th</sup> and 20<sup>th</sup> at 7pm. He shares the proposed agenda for the April meetings. If there is time at the second meeting there will be some ordinance review done.

Mr. Pickel questions if there is a possibility for in-person meetings. Mr. Jones states that it is a call that will be made by leadership in the near future. At this time meetings will be held via zoom until otherwise informed.

There being no further business the meeting was adjourned by Mr. Beil at 7:26 p.m.

Respectfully submitted,  
Kimberly Boyer, Permit Clerk  
Lower Macungie Township