

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – April 20, 2021

The April 20, 2021 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 7:04 p.m. via Zoom Meeting. Commission members in attendance: Tom Beil, Jon Hammer, Tim Pickel, Amy Miller, Bob Rust, Al Perez, and Wesley Barrett. Also present were Nathan Jones, Director of Planning and Community Development, Bryan McAdam, Township Engineer, CKS Engineers, and David Brooman, Township Solicitor.

Meeting Minutes

Motion made by Mr. Perez, second by Mr. Hammer, all in favor to approve the March 9th, 2021 minutes. All in favor and minutes are approved 7-0.

Mack Trucks Driveway Entrance-Modification of Approved Final Plan

Mr. Pickel recuses himself and will speak as a private citizen.

Mr. Jones provided an overview of the project. This is a previously approved plan for management of onsite vehicles, storage, and employee parking. Applicant wishes to move the approved driveway from one spot to another. It is purely a technical change and there is no planning comment on this matter.

Mr. McAdam states that this is a slight adjustment to the south on Orchard Rd. He reiterates that there is virtually nothing technical to address with the exception of two minor issues. It is a very clean and simple project.

From the applicant's team in attendance are Todd Kuder and George Hartman from Mack Truck.

Public comment asking if there is anything being addressed with the traffic at the Alburdis Rd. intersection as well as if Orchard Rd. will remain a two-way street.

Mr. Hartman states that the residential property on Orchard Rd was bought by Mack Truck. Orchard Rd is now a cul-de-sac and all traffic goes north. Orchard Rd. will remain a two-way street. Mr. McAdam agrees that the now dead end will eventually become a cul-de-sac. The bridge is restricted to one lane and soon to be a 2-lane bridge. Repairs will be made in the future.

Mr. Beil calls for further public comment. No further comments.

Motion was made by Mr. Hammer to approve modification. Second by Mr. Rust.

Discussion by Planning Commission. No discussion had.

Motion Carries 6-0 with Mr. Pickel abstaining.

Spring Creek Properties Settlement Subdivision, Mertztown Road Residential Subdivision- Preliminary/Final Plan

Mr. Jones states that this project is over a decade old and is planned for 400 town homes and single-family dwellings. There will be 264 single family dwellings and 136 town homes on the eastern side of the development. Two roads will stub into Upper Macungie to diffuse traffic as well as for emergency vehicle access. The applicants have included a trail system that was apart of the comment letter. The trail goes through two residential lots and there is generous landscaping. This development is in both the 100 and 500-year flood plains. Several waivers are being requested by the applicant. The master grading plan as well as the landscape plan were shared.

Mr. McAdam states that the intersection at Locust Lane and Brookdale will be redesigned to provide a 90-degree t-intersection instead of the awkward positioning currently there. Several waivers have already been approved to include distance between streets, the road widening and shoulder across frontage along Locust Ln, and the type of stormwater piping. There was a soil test done and there is a high ground water table. All are aware of these concerns. The gravity system is not possible so a pump station is being designed for this development alone.

Mr. Jones states that there is generous landscaping including buffering along the trail for residents along with wildflower and perennial plantings.

From the applicant team is Attorney Zator, Engineer McRoberts, and Mr. Kutzler of Jaindl.

Discussion is held and the settlement agreement was reviewed. The applicant team is willing to address further comments from township and commission. This is the sole residential aspect of the Spring Creek Properties. The commission shares concerns regarding water table levels as well as the lots that are in the flood plain. The plan is for all homes to have walk-out basements. Discussion is held on the pump house only servicing this development and there are no plans to have it service anything in the future other than this development. Mr. McAdam states that there is no push from the township to have the pump house be of service to any other area.

Mr. Zator states that the property to the west is preserved and will never be developed. The commission commends the landscaping plan. The trail will be a loop instead of extending across Mertztown Rd as there was no requirement to have this occur. In order to have the trail cross Mertztown Rd it would require significant a permitting process from PennDOT.

Note from the Zoning Officer was addressed on construction of off-street parking. The applicant is not opposed to this and will look at during revision process.

Mr. Beil states that there is still a long way to go on this, and asks for further public comment. No comments have been made.

A motion to table was made by Mr. Hammer with a second by Mr. Pickel. Motion passes 7-0.

Department Report

Mr. Jones states that there are numerous submissions for May and it is his recommendation that two regular meetings be held and this will possibly go through Summer depending on the number of submissions. Both May meetings will be held at 7pm.

The commission thanks Mr. Pickel for his time of service as this is his last meeting and wish him well on his new endeavors.

There being no further business, motion made by Mr. Rust, second by Mr. Barrett, all in favor, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,
Kimberly Boyer, Permit Clerk
Lower Macungie Township