

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – May 11, 2021

The May 11, 2021 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 7:05 p.m. via Zoom Meeting. Commission members in attendance: Tom Beil, Jon Hammer, Amy Miller, and Wesley Barrett. Also, present were Nathan Jones, Director of Planning and Community Development, Brian Cicak, Township Engineer, CKS Engineers, and David Brooman, Township Solicitor.

Meeting Minutes

Due to technical difficulties minutes for April 20,2021 will be approved at the next meeting.

Ricky Kulik- 6503 Lower Macungie Road Modification of Approved Plan

From the applicant's team in attendance are Bud Newtown, Engineer and John Kulik, Kulik Funeral Home.

Mr. Jones provided an overview of the project. This plan was previously approved in 2018. The applicant is looking for a modification of the plan specific to parking in reserve as well as technical modifications to the storm water basin and swales in the rear. There are some small architectural modifications as well. This parcel abuts a residential area with a large existing coniferous buffer. ZHB previously approved use as well as parking in reserve. The large basin will have lit fountains to make it a water feature as well as a storm water management feature. The plan shows very generous landscaping. Recommendation to follow township ordinances for plantings.

Mr. Cicak reviews technical comments. Basin modifications include increased of surface area and raised floor of basin. Calculations show that modifications are in compliance. Comments in letter from CKS are easily addressed. He feels that this is generally in good form.

Mr. Newtown states that comments from the letter have been addressed. Sewer Calculations have been reviewed and approved. All remaining issues to be addressed will be taken care of by the applicant. The applicant would like to keep the submitted wood-faced guiderail that had been previously approved.

Mr. Beil questions why the plans have been modified after recording. Mr. Newtown states that changes from the opinion of the applicant is one of the main reasons. He also states that the crematorium permit has been granted by the DEP.

Mr. Beil asks for comments from commission members, Mr. Hammer states that overall, the applicant has done a good job and he is prepared to move this plan forward. Mr. Cicak questions what the new garage will be used for and Mr. Newton states that it is for funeral home vehicle parking.

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

Motion was made by Mr. Hammer to approve modification with conditions that were stated. Second by Ms. Miller.

Discussion by Planning Commission. No discussion had.

Motion Carries 4-0.

#### Suburban Self-Serve Carwash, LLC- 6235 Hamilton Blvd. Modification of Approved Plan

Mr. Jones states that this project is a modification of the existing carwash to change the technology being used at the carwash. The previous plan allowed for an extra tunnel, that is now being removed. The majority of the changes for this plan are in reference to traffic flow around the site. Patrons will enter off of Mill Creek Road, enter one of the proposed lanes of flow, and then exit back onto Mill Creek Road. Sides of the site do include walking paths as similar to what is on Hamilton Blvd. Sycamore trees will be planted along Hamilton Blvd.

Mr. Cicak addresses technical concerns for the traffic impact.

In attendance from the applicant team are Bud Newton, Engineer.

Mr. Newton states that the tunnel wash will be eliminated due to cost as well as competition from other sites. The applicant would like to maintain what they have, but want to make it function better than it currently does. The intent is to improve the circulation of the site. The applicant is willing to commit to beautification along the site. Recycling of water was to be done for the new tunnel wash, not for the existing facilities. The water currently is treated in the pits on site before it goes into the system. The site works on a well system which was previously approved. They are looking into putting a storage system in for better flow.

Further discussion is held on how water is handled at the facility. The water flows into a pit under the building, the grit is removed and the water flows into the sanitary sewer. This has been operating this way since its approval in 1988.

Discussion is held on the striping along Mill Creek Road leading toward Hamilton Blvd. The presented plan is not what they are currently looking to do, and the applicant team will pass along the current plan.

Mr. Beil questions the feasibility of a trail along the southern end of the site that had been discussed when the plan first came about. Mr. Newton states that the grading especially by ADA standards that this was not possible for those reasons.

Mr. Beil asks for comments from the commission members. Mr. Hammer states a concern over the pavement markings along Mill Creek Road. He would like to see approval from PENNDOT to feel more comfortable with this. Mr. Newton states that he does have an approval and he will get that rendering to the commission. Mr. Beil would like to see recycling or treatment of the water before it goes into the sanitary sewer system. He realizes that it has been that way since 1988, but he would like to see a better plan for it. Mr. Barrett shares the same concerns over environmental concerns over the water. Mr. Newton states that there is internal treatment being done to the water while it is onsite in the pits. He will discuss further options with the owner of the site.

Mr. Beil asks for further public comment. No comments have been made.

Mr. Beil states that there are two issues to address at the next meeting. 1) Pavement markings and PENNDOT approval at Mill Creek and Hamilton. 2) The water quality issue and flowing into the sanitary sewer system.

A motion to table was made by Mr. Hammer with a second by Ms. Miller. Motion passes 4-0.

#### Trailer Repair & Storage Facility- 7505 Industrial Park Way Special Exception

Mr. Jones states that this project is a special exception and the applicant will be going to the Zoning Hearing Board. No formal review will be done as of yet. He would like to focus on the planning items and not as much the use as that is more for the Zoning Hearing Board. The site is at the corner of Industrial Park Way and Alburtis Road and is an existing parcel with existing paths. As proposed, the site will include a 7,600sqft Building along with 147 proposed parking spaces for trailers to be used for storage and repair. He would like to ensure that all lighting is dark sky compliant for neighboring residential areas such as The Hills at Lock Ridge. All fencing must meet the zoning guidelines as well as a Class C buffer along Alburtis Rd would be beneficial.

No engineering review was made so there are no comments from Mr. Cicak

In attendance from the applicant team are Atty. Erich Schock, John Wichner, Jeff Beavan, and Developer John Hummel.

Attorney Schock states that the intention of this site will be to service the existing industrial area that has a need for this service.

Mr. Hummel states that there are seven warehouses in the immediate area and the closest site such as the proposed repair facility is four miles away and three more about eight miles away. He states that having it closer is more beneficial than having them on the road to further repair sites.

Mr. Beavan states that the full lighting design will be compliant with township ordinances. The existing plantings along Industrial Park Way will be replaced based on the health of existing landscaping. Overhead wires along Alburtis Road make planting difficult, but the applicant is looking at what can be done in order to be street tree compliant.

Atty. Schock states that the applicant believes that this site meets the criteria for uses in the Orlic. There was not clearly a permitted use for this type of facility, however as an example RV repair was permitted. This site abuts the Industrial Zoning District.

Mr. Beil states that this application will go to the Zoning Hearing Board to decide on approval. It is not up to the Planning Commission. He then asks for comments from the commission.

Mr. Hammer agrees that there should be no further action, but that staff review letters should be sent to the ZHB.

A motion to forward the staff comments to the Zoning Hearing Board with no formal recommendation is made by Mr. Hammer with a second by Mr. Barrett.

No public comment was made.

Motion passes 4-0.

#### Department Report

Mr. Jones states that there is no report at this time. There is a regular meeting next Tuesday May 18<sup>th</sup> at 7pm and will remain in digital format. June is looking like it will be back to in person meetings.

Mr. Beil states that the commission is now down by two members as Al Perez resigned as of this meeting. He regretfully resigned due to other obligations. The interview process for open spots will begin.

There being no further business, motion made by Mr. Barrett, second by Ms. Miller, all in favor, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,  
Kimberly Boyer, Permit Clerk  
Lower Macungie Township