

LOWER MACUNGIE TOWNSHIP
ZONING HEARING BOARD MINUTES

May 25, 2021

The May 25, 2021 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Scott Aquila. Members present were Charles Ervin, Avery Smith, William Royer and Jared Hanna. Also in attendance were Carl L. Best, Zoning Officer, Vincent Tranguch, Codes and Mark Malkames, Solicitor. The hearing was held at the Lower Macungie Township Municipal Building, 3400 Brookside Road, Macungie, PA. 18062.

On a motion by Mr. Ervin and a unanimous vote, the invoice for The Malkames Law Office was approved.

On a motion by Mr. Ervin and a unanimous vote, the April 27th, 2021 minutes (with corrections) were approved.

Appeals to the Zoning Hearing Board:

Mr. Best is sworn in and testifies that he is the Zoning Officer for Lower Macungie Township and that the following Appeals were properly advertised, that adjoining property owners were notified and that the properties were posted and a record is on file.

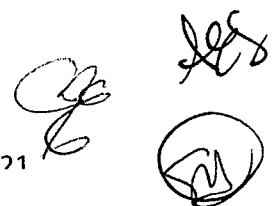
Appeal No. 11-2021 of Jonathan and Kelly Pratt ,1695 Beech Lane Macungie, PA. 18062.

Mr. Pratt is sworn in and stated that he is here this evening seeking relief from the 500 floodplain restrictions to allow him to install an above ground pool in the rear yard. Mr. Pratt stated that prior to them purchasing the property, the previous owners had an above ground pool. The proposed pool will be oval in shape and is 15' X 30' feet. The property flooded on Woodbine Ave. years ago but it did not flood on the Pratt property.

Mr. Ervin questioned whether the applicants ever experienced any flooding on the property.

Mr. Peter Hackenberg, 1705 Beech Lane stated that his property is adjacent to the applicant's property and that neither properties ever flooded. Mr. Hackenberg also stated that the previous owner did in fact have an above ground pool in their rear yard for many years.

Ms. Elizabeth Jenny, 1700 Beech Lane stated that she has live at her property for thirty-five (35) years and has seen flooding on Woodbine Road but never onto Beech Lane. Her home and property were never subjected to any flood waters.

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Mr. Best stated that the entire property is located within the 100 year and 500 flood zones but that the area where the proposed pool will be located will be in the 500 year flood zone.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Ervin, second by Ms. Smith and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

Appeal No. 12-2021 of Jose Antiqua 4917 Cypress Street, Allentown, PA. 18106.

Mr. Antiqua is sworn in and stated that he is requesting permission to exceed the impervious lot coverage allowed for the proposed in-ground swimming pool. Also he is requesting a setback Variance for the proposed gazebo on the side yard. A wooden fence currently surrounds the property.

The pool is 16' X 36' feet wide. The gazebo is 12' X 18' feet. The current lot is at 27.67% of impervious cover. Adding the pool decking, the pool equipment pad and the gazebo, it would increase the impervious lot coverage by 6.28% to a total of 33.94 %.

Mr. Best stated the maximum impervious lot coverage in their Zoning District is 30%.

Mr. Ervin questioned whether the applicants ever experienced any flooding on the property.

Mr. Antiqua stated that they never experienced any ponding or flooding on the property.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Ervin, second by Ms. Smith and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

Appeal No. 13-2021 of Travis and Vicki Kocher 2177 Woodridge Drive, Macungie PA. 18062.

Mr. Kocher is sworn in and stated that he is here this evening requesting a setback Variance for the proposed shed which has a required setback of ten (10) feet. Mr. Kocher is requesting to set the shed three (3) feet from the property line. The existing shed currently sets three (3) feet from the property line in the rear of the property. Mr. Kocher stated that he would just like to slide the existing shed forward towards the end of the driveway, keeping the same setback distance. Mr. Kocher stated that he discussed the location with the neighbor who had no objection.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Ervin, second by Ms. Smith and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

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Appeal No. 14-2021 of LVO Properties, LLC. c/o of John Hummel 2310 Redwood Ave. Independence MO 64057.

Attorney Erich Schock represents the Applicant. Mr. John Hummel is sworn in and stated that he is the agent for Truck Movers which is an affiliate of LVO Properties, LLC. Real Estate is sworn in. Mr. Hummel stated that they purchased the property in 2018. The land is currently vacant. Truck Movers is in the business of the delivery of newly manufactured trucks but they purchased this property with the intention of storing and repairing truck trailers.

Mr. Hummel stated that the property is close to industrial uses with warehouses on each side. Mr. Hummel believes that there is a need for trailer storage and repair facilities in the area. There is a similar use but it is over four (4) miles away. Also, it would bring support services to most of the seven (7) warehouses in the area. They will offer repair and maintenance services such as lift gate repair and installation, repair of refrigeration, electrical repairs, inspections, roof leaks, air hoses, tire changing, etc. The property would have 24- hour access for storage. The repair business would operate from Monday through Friday, from 7:30 am. To 4:30 pm. And 7:30 to 10 am. On Saturday.

Mr. Hummel stated that the average stay for trailer storage would be approximately five (5) days with the repairs lasting much less. They are not proposing any outdoor storage on the property or the storage of chemicals that would pose a threat to the areas water supply. There will be two (2) bays for repairs with five (5) employees, including a manager. Truck drivers will not stay at this location and are only allowed to drop off their trailers for repair or storage. The property will be fenced in and will have low-level lighting.

Mr. Jeffrey Beaven, Engineer for Bohler Engineering, prepared the site plan. He described the property as a seven (7) acre tract of land with a 7,640 square foot building. They would provide twelve (12) employee parking spaces and one hundred-forty-seven (147) trailer storage spaces. There would be two (2) storm water basins along the north and northeast side of the property. They would need to go through the Land Development process if they are granted a Variance this evening.

Mr. Samuel, 7448 Industrial Parkway stated his objection to the applicants request and is concerned about the welfare of his tenant next door. (PR Electronics)

Mr. Ravi Bains, CEO, 7476 Industrial Parkway stated his objection to the applicants request and is concerned about air cleanliness, noise, traffic, dust and odors. (Advanced Research Systems, Inc.)

Attorney Schock gives his closing remarks.

On a motion by Mr. Ervin, second by Ms. Smith and by a 2-1 vote, the applicants request for a Variance is denied.

On a motion by Mr. Ervin, second by Ms. Smith and by a 2-1 vote, the applicants request for a Special Exception is denied.



On a motion by Mr. Aquila , and a unanimous vote, the meeting was adjourned.

The minutes are only a summary of the meeting. The official transcript should be consulted for completeness and accuracy

Respectfully submitted; Carl L. Best, Zoning Officer

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