

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – June 8, 2021

The June 8, 2021 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 7:03 p.m. via Zoom Meeting. Commission members in attendance: Tom Beil, Jon Hammer, Amy Miller, Bob Rust, and Wesley Barrett. Mr. Beil recognized new Planning Commission member Rudy Fischl to the board. Also, present were Nathan Jones, Director of Planning and Community Development, Brian McAdam, Township Engineer, CKS Engineers, and David Brooman, Township Solicitor.

Meeting Minutes

Motion and a second made, all in favor to approve the April 13th, 2021. Mr. Fischl abstained.
Motion and a second made, all in favor to approve the April 20th, 2021. Mr. Fischl abstained.
Motion and a second made, all in favor to approve the May 11th, 2021. Mr. Fischl abstained.
Motion and a second made, all in favor to approve the Mat 18th, 2021. Mr. Fischl abstained.

Spring Creek Settlement Subdivision, Lot 12-Preliminary/Final Plan

From the applicant's team in attendance are Dave Corner, Vice President of Construction and Development for Prologis and Paul McNamara, Engineer.

Mr. Jones provided an overview of the project. This plan shows proposed 337,000SqFt Warehouse. It will have frontage off of the new Sauerkraut Ln. Team from Prologis has been working with the Township for some time to bring this project to life. Access drive for regular vehicles and tractor trailers will be provided as well as storm water management and a pre-existing swale. The area along the northwest side will have newly planted landscaping as well as lighting to go along with the township guidance. The only recommendation is to continue to work on the technical aspect of landscaping.

Mr. McAdam states that there are a few technical items to be reviewed. There was a review letter in place from the former engineer and the review from CKS honored those comments. There have been conversations with the applicant team throughout the process. There are about a half dozen items to remain, mostly are clarifications. An update for the Sauerkraut Ln extension is given and the intent is to break ground within a few weeks.

Mr. Beil questions the sidewalk placement along Spring Creek Rd. Mr. McAdam states that it seems that sidewalks are not necessarily needed along this side of the parcel and to have a deferral requested for the time being. There will be sidewalk along Sauerkraut Ln.

The applicant team has reviewed the letters and agree with Mr. Jones and Mr. McAdam. They will provide the needed clarifications to the Township. They will be working with the

governing agency approvals final comments and addressing them within the next two weeks. Applicant is not planning on going vertical until the Prologis portion of the Sauerkraut Extension has been complete. However, there may be some sitework happening. Vertical construction would likely begin in Spring of 2022.

Mr. Beil calls for Public Comment. Questions as to when Jaindl will begin construction on their portion of the extension. There is no definitive time frame at this time. A traffic study is requested by a resident going from Sauerkraut to Aster Rd along Route 100. The resident is requesting a turning lane into Ancient Oaks West due to the addition of warehouse traffic.

Mr. Beil asks for final comments/questions from the commission.

Motion was made by Mr. Hammer to approve Preliminary/Final Plan with the conditions and waivers/deferrals that were stated. Second by Mr. Rust.

Discussion by Planning Commission. Mr. Barrett clarifies that the sidewalk deferral is just along Spring Creek Rd.

Motion Carries 6-0.

Boyer Allentown, LMF Life Care Center, Preliminary/Final Plan

Mr. Jones states that this project is for an approximately 34,000SqFt 46 Be single story surgical rehabilitation center. There will be a trail system throughout the site that is to be used for the residents of the center only to aid in their rehabilitation process. There will be pedestrian access along the front of the site tying into the existing neighborhoods. The PC has already recommended a conditional use approval for this project.

Mr. McAdam addresses that there are a few items to be addressed. The detention basin needs to be looked at, as well as the trail along the frontage. He is also wanting to see what PENNDOT has to say regarding the frontage. Mr. Jones does state that the applicant will be planting additional trees for privacy to adjoining neighborhoods.

In attendance from the applicant team are Spencer Summerhays Project Lead, Michael Malloy Attorney, and Victor Grande Engineer.

Mr. Summerhays goes over the purpose of this rehabilitation center. This is a short-term facility to help the patient after their surgical procedure. The trail system is in place for the residents to aid them in their therapeutic needs. The team has done quite a bit of community outreach including mailers and a website to answer questions and provide information. He states that encroachments from neighbors have been addressed with letters with options such as lot line adjustments, and so far, the feedback has been positive. The other engineering concerns will also be addressed.

Mr. Beil addresses the private trail system and the request to make it public. Mr. Summerhays states that there will be public access along certain portions of the trail system, however, some will be kept private for their therapy needs. The public trail will come from Treeline Dr to Minesite Rd and along Minesite Rd tying into Lisa Ln. The remaining trails will stay private. The internal pathways are not ADA compliant and are structured that way for therapeutic use. Mr. McAdam states that there also may be some Township liability involved. The applicant is offering the public pathway in order to accommodate the public. The public pathway will be ADA compliant.

Mr. Rust gives comments on the excellent use for this property. He however states that this is not fitting the definition of a life care center. Attorney Brooman states that there is reason to look at the current definition with the Zoning Lookback. He would prefer to look at it in a Zoning Amendment. Mr. Summerhays states that he looks to the Code definition and that it fits per the code. Attorney Brooman states that this will go in front of the board to decide if this fits the definition of the life care center label.

Mr. Beil states that the plan should be to table the project at this time and to wait to see what the outcome of the conditional use will be when it is heard by the Board of Commissioners. Once the decision is made then the land development can move forward.

Mr. Beil is asking for more consideration to look at the intersection of Minesite Rd and the entrance of the center. Mr. Grande states that there are some items up for talk with PENNDOT regarding this issue.

Public comment asking for clarification on the basin to be wetlands. Comment is made that this facility should stay a skilled nursing rehabilitation center and not be allowed to become a drug rehabilitation center. Comment has also been made on the path being one foot from the right of way. The applicant feels that for safety sake keeping the path in the right of way is best.

A motion to table was made by Mr. Barrett with a second by Mr. Rust.

Motion passes 6-0.

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

Mr. Jones states that this project has been in front of the board previously and located on Mertztown Rd. It will be 400 residential units. It will be a mix of $\frac{3}{4}$ single family dwellings and $\frac{1}{4}$ townhomes. This will potentially be a traditional neighborhood development and will be encouraged. There will be a trail system along the site, and the applicant is being asked for landscaping privacy. There will be a need to have a sewer line in place and the applicant will be asked to consider a crushed stone path over it. Street light placement has also been discussed internally due to each parcel having a possible light in the front yard.

Mr. McAdam states that there are a few items to be addressed, but nothing that he feels cannot be corrected. He feels that the project is moving along nicely.

In attendance from the applicant team are Atty. Joseph Zator, and John McRoberts from the Pidcock Company.

Discussion is held on lingering planning items from the applicant team. The comment made by Mr. Jones regarding landscaping buffering will be addressed. The stone along the trail system is being considered at this time. The crosswalk at Mertztown Rd is not being considered by the applicant team at this time. Streetlights were discussed and are being considered, but this cannot be determined at this time if the buyer would go for this concept.

Mr. Rust questions if this project will be one buyer or multiple buyers, and Mr. Zator cannot guarantee what will happen at this time with the buyer/builder. Mr. Jones states that the rear yard modifications have been made as well to go along with previous recommendations. Discussion was held regarding cluster mailboxes that are required by the USPS. The applicant will be having an upcoming meeting with the USPS to determine the cluster placements.

Mr. Beil asks for a rendering of the proposed homes, but the applicant states that at this time that is hard because there is currently no buyer. There are current plans for the size of the townhome's homes, but it will be on the buyer to make the final determinations.

Public comment is made regarding the historical flooding and the study of specific toads. A study for the toads has been complete but has not been received as well as bog turtle habitats. Regarding the flooding those concerns will be addressed.

A motion to is made by Mr. Hammer with a second by Mr. Barrett.

Motion passes 6-0.

Allen Organ Redevelopment Sketch Plan

Mr. Jones states that the applicant team has been in front of the commission before regarding a mixed-use site with carriage homes and commercial sites. There will be proposed trails as well as a pocket park and water features in the storm water basin.

Mr. McAdam states that there are a lot of items to be addressed. There are calculations to be addressed especially if this will be combined with the first phase of Woodmont. Per Mr. Bahnick this is a stand-alone plan. Eventually there will be a lot consolidation plan to combine the two projects.

In attendance from the applicant team are Atty. Kate Durso, Steven Varneckas, Stephen Santola, and Mark Bahnick VanCleaf Engineering.

Mr. Beil states that this rendering is an improvement from the last showing. But would like to discuss the road flow. Mr. Varneckas addresses these concerns and states that the applicant team is working on the traffic study. The intent of the retail spaces along Rt. 100 are proposed to

have second and third floor apartments and the first floors will have retail space. There will be a total of 28 apartments in the two commercial spaces.

Discussion is held on the linking of the picnic area and the commercial plaza. Mr. Varneckas states that the picnic area is more for the residents of the project, not for public use. The pocket park would be for the public use. Per Mr. Jones the location of the pocket park is in a space to potentially tie together all of the parcels in the area.

Mr. Beil states that the applicants next step should be to speak with the Zoning Officer to work out some of the current zoning issues. The applicants are asking for more concise direction from the planning commission before they seek clarification from the Zoning Officer. Regarding turning lanes and driveways, Mr. Varneckas states that there is talk with PENNDOT and he is confident that they will require this to be a right in and right out project.

Public Comment is made regarding maintaining the existing trees between the current residential parcel and the proposed project. A comment is also made asking if the retention pond could possibly be moved in order to comply further with the existing tree preservation. The applicant team will take these comments under consideration, but they can not make any promises. Public comment is also made regarding adaptive signalization issues. Another issue with the intersection of Willow and Sauerkraut Lanes and the resident feels that this is now warranted. The applicant states that these are PENNDOT roads and they will have the say. The pocket park was also addressed by a resident to take advantage of the aesthetics.

Mr. Beil states that no action is needed this evening as it is a sketch plan.

Department Report

Mr. Jones states that there is no report at this time. There is a regular meeting Tuesday July 13th at 7pm.

There being no further business, motion made by Mr. Rust, second by Mr. Fischl, all in favor, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,
Kimberly Boyer, Permit Clerk
Lower Macungie Township