

LOWER MACUNGIE TOWNSHIP
ZONING HEARING BOARD MINUTES

August 24, 2021

The August 24, 2021 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Scott Aquila. Members present were Charles Ervin, William Royer, William Smith and Jared Hanna. Also, in attendance were Carl L. Best, Zoning Officer, 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 July 27th, 2021 minutes were approved. (with a correction).

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. 19-2021 of Concordia Lutheran Church 2623 Brookside Road, Macungie PA. 18062.

Ms. Michelle Graybill, Outreach Committee Chairperson and Robert Femovich, Member and past President of the Church are sworn in.

Ms. Graybill stated that they are here this evening to request a Special Exception to add and electronic changeable sign to their existing brick monument sign that is located along Brookside Road. It is approximately 3' X 7' ft.

Mr. Aquila asked what hours the sign would be on.

Ms. Graybill stated that the sign would meet the Township Zoning requirements as far as hours the sign could be illuminated. Possibly 5 am. In the morning until 11 pm. In the evening.

Mr. Best stated that the Township has run into problems in the past with these types of signs with regard to intensity. There are intensity levels on these signs and if the Township would get complaints, Mr. Best wanted to inform Ms. Graybill that the church would have to lower the intensity, especially at night.



Attorney Malkames wanted to know the issue that brings the church before the ZHB if they are just replacing the existing sign for another sign.

Mr. Best stated that the Zoning Ordinance requires that LED changeable signs are only permitted for places of worship and schools in residential zoning districts by Special Exception.

Mr. Aquila reads Section 27-2210 L. of the Zoning Ordinance which states that the sign may not flash, sudden bursts or displays, bursts of light or sound, animation or flow and may not change more frequently than once every two (2) minutes and that the sign may be illuminated between the hours of 5 am. To 11 pm. excluding holidays such as Christmas, Easter, and any other special events. Mr. Aquila stated that this would a condition of approval.

Ms. Graybill agreed to the condition.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Aquila, second by Mr. Ervin and a unanimous vote, the applicants request for a Special Exception is granted by a 3-0 vote.

Appeal No. 20-2021 of Irene Koufalis 2158 Woodridge Drive Macungie PA. 18062.

Ms. Koufalis is sworn in and states that she is here this evening to request a setback (side yard) for her proposed 2-story addition. The addition on the second floor would be to install a bathroom in her grandsons' bedroom. The addition on the first floor would be to expand the dining room.

Mr. Best explains that the addition would be 225 square feet. Half of the addition, approximately 112.50' feet does not meet the setback requirement of 25' feet. The applicant would need a 12' foot Variance for the proposed addition.

Mr. Smith wanted to know why such a large setback along the side and front yard on the plan.

Mr. Best stated that there is a 40' foot wide pipeline easement running through the property and in addition to the easement, the 25' foot setback requirement. It renders the property unbuildable in that area. She would not exceed the building or impervious lot coverage with the proposed addition.

Ms. Arielle Walbert 2155 Rolling Meadow Dr. Macungie PA. Ms. Walbert is concerned about the noise and hours of construction.

Mr. Best stated that normally construction workers begin at 6 am.in the summer hours and around 7 am. the rest of the year and usually they are done around 5 pm.

Ms. Koufalis stated that she will inform her contractor about noise and construction hours.

There were no objectors in this Appeal.

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

On a motion by Mr. Ervin 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