

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – January 11, 2022

The January 11, 2022 meeting of the Lower Macungie Township Planning Commission was called to order by Vice Chairman Jon Hammer at 7:02 p.m. in hybrid format. Commission members in attendance: Jon Hammer, Rudy Fischl, Wesley Barrett, Bob Rust and Nihal Raval were present. Amy Miller was present via Zoom. Also, present were Nathan Jones, Director of Planning and Community Development, Brian Cicak, Township Engineer, CKS Engineers, and David Brooman, Township Solicitor and Kim Molnar, Lower Macungie Township. Tom Beil was absent.

**Announcements – Agenda modifications:**

- #2 – Approval of minutes will be deferred to next meeting.
- #3- Woodmont Valley 2 – Preliminary/Final Plan – removed from agenda by request of applicant.

**Planning Commission Reorganization:**

Officers reorganization as follows:

- Chairman – Tom Beil nominated by Mr. Rust and second by Mr. Barrett- all in favor.
- Vice Chairman- Jon Hammer nominated by Mr. Rust and second by Mr. Raval – all in favor.
- Secretary – Amy Miller nominated by Mr. Barrett and second by Mr. Rust – all in favor.

**NH-Macungie, PA-1-UT, LLC – Preliminary Plan**

Mr. Jones stated this is redevelopment of previous site of Weis on Route 100 as a single story hospital with a 3 story medical office building subdivided into 2 lots that received recommendation for conditional use approval at the last meeting. After reviewing the technical land development plans, Mr. Jones issued the review letter to cover our items as well as the township engineer.

Mr. Cicak stated the concerns are to buffer along residential property lines, comments about internal road alignment, stormwater layout and concerns about calculations for the existing basins.

Mr. Lehr stated regarding review letter conditions, most issues will comply. Also asked for recommendation subject to the conditions cited and take preliminary plan upward and then submit plan to address all technical issues.

Mr. Cicak would like to see another round of plans addressing buffer, stormwater management conditions and basin calculations.

There will be no recommendation tonight and motion to table plan by Mr. Rust and second by Mr. Barrett, all in favor.

### **Brookside Meadows Apartments – Conditional Use**

Mr. Jones stated since last meeting, staff had virtual meeting to go over stormwater concerns, access to site, pedestrian connectivity and general design specs. Applicants did provide updated version of plan addressing concerns regarding emergency access and will design conveyance system to capture flow uphill that inundates the site.

Mr. Cicak stated access issues with private drive and pedestrian access now showing on plan and showing remedies for all concerns. Will need to review in more detail during land development process.

A motion was made by Mr. Barrett and second by Mr. Rust, all in favor, to recommend conditional use approval conditioned upon the following:

The Planning Commission recommends approval of the proposed Gristmill Development, LLC Brookside Meadows Apartments - Conditional Use based upon the revised January 5<sup>th</sup>, 2022 plan submission, conditioned upon the following:

1. Compliance with all Township Engineer, Planning Department and Zoning Officer review letters should be addressed at the conditional use hearing or as part of the land development application review process, as applicable.
2. The Applicant shall construct the proposed buildings in conformity with the testimony and exhibits. The structures shall conform to all design requirements as set forth in the Zoning Code, Chapter 27. The Applicant shall submit detailed color elevations at the time of building permit application to be reviewed by the Township Zoning Officer and Township Planning Department for compliance with this condition.
3. All on-site lighting shall be designed by a certified electrical lighting engineer, shall comply with all applicable Township Codes, and shall meet Dark Sky standards.
4. The Applicant shall comply with Resolution 2019-23, titled "Resolution in Support of Marketing and Branding Initiatives by Commercial Property Owners, Developers, and Business Operators to Incorporate 'Lower Macungie Township' in Signage and Marketing Materials."
5. The site frontage shall be provided with curbing, including the construction of curb radii and frontage curbing. The design shall be included as part of the land development submission

and approved by the Township Engineer prior to consideration by the Board of Commissioners and subject to PennDOT approval.

6. Final design of the proposed Brookside Road pedestrian access shall be lit for nighttime access by pedestrians, and include appropriately lit flashing crosswalk signage, to the written satisfaction of the Township Engineer and Township Planning Department and approved by PennDOT.
7. All review comments of Heinrich & Klein as set forth in its 11/30/2021 review letter shall be addressed to the satisfaction of the Township Engineer during the land development review process to the extent applicable owing to the revised 1/5/2022 plan.
8. The Applicant shall complete a full Traffic Impact Study, to include a study of the signal warrants and turn lane warrants at the intersection of Brookside Road and Indian Creek Road, as part of any Highway Occupancy submittal to the Pennsylvania Department of Transportation ("PennDOT"). The applicant should coordinate with the Township Engineer in scheduling any traffic study scoping meetings with PennDOT.
9. The Applicant shall complete an updated traffic study. six months after completion (full occupancy) of the development and submit the updated study to the Township for review.
10. A FEMA Letter of Map Revision (LOMR) or a Conditional Letter of Map Revisions (CLOMR) for both the 100-year and 500-year flood plains will be required for the plan, as proposed. The Applicant shall complete this application and approval process to the written satisfaction of the Township Engineer and the Township Floodplain Administrator.
11. A stormwater system shall be provided, capturing runoff entering the site from the south, in addition to stormwater improvements along the Brookside Road frontage, and shall be designed to intercept and convey no less than the 100-year frequency storm. The resulting design shall not adversely impact the adjacent downstream properties, this design shall be reviewed and approved to the written satisfaction of the Township Engineer.
12. The final land development plans shall be reviewed and approved in its life-safety and emergency services access design to the written satisfaction of the Township Fire Marshal.

There being no further business, a motion was made by Mr. Fischl and second by Mr. Barrett, all in favor, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,  
Kim Molnar, HR/Finance Admin. Asst.  
Lower Macungie Township

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