

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – January 18, 2022

The January 18, 2022 meeting of the Lower Macungie Township Planning Commission was called to order by Vice Chairman Jon Hammer at 7:01 p.m. in hybrid format. Commission members in attendance: Jon Hammer, Rudy Fischl, Wesley Barrett and Amy Miller. Bob Rust and Nihal Raval were 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:

Approval of minutes 12/14/21 and 1/11/22 will be deferred to next meeting.

Spring Creek Estates Lot 2 -Sketch Plan

Mr. Jones stated Lot #2 is a dense infill development from Spring Creek Estates having 13 townhouses with 2 car garages and guest parking area. Some concerns are to make sure road has adequate emergency service and garbage vehicle access and to double frontage buffering on Lower Macungie Road.

Mr. Cicak stated the concerns are turnaround access for emergency/garbage vehicles and stormwater management. Notes suggest part of previous subdivision but were not provided with this submission. Need to see full picture of rate and sewer quality and the site brought up to current standards.

Applicant stated road will be 24 ft. wide with no parking signs instead of 36 ft. wide and will be private road. Can discuss buffering, but PPL has transmission line there. Regarding stormwater, not aware of any drainage issues over the years.

Mr. Fischl stated a cul de sac would be more beneficial.

Mr. Hammer stated since this is a sketch plan only, there will be no action needed.

Spring Creek Estates Lot 4 – Sketch Plan

Mr. Jones stated this is of similar design as Lot 2 but having a smaller lot consisting of 8 townhouses. Turn radius is an issue for emergency vehicle access. There is generous off street parking and buffering is needed for busy Church Lane traffic.

Mr. Cicak states concerns for turnaround access and stormwater management plan. Would like to see calculations for release rates and rain intensity.

Mr. Hammer stated since this is a sketch plan only, there will be no action needed.

Proposed Multifamily Development at 801 Broad St. – Sketch Plan

Mr. Jones stated this is a 4 story 50-unit apartment complex structure with private roads within Hamilton Crossings Shopping Center, featuring 1st floor parking along with external parking. Design is in line with guidelines. Adequate pedestrian connectivity to Hamilton Crossings shopping center is imperative for this site with adequate pedestrian crosswalks with signage. Several variances going through zoning hearing board. Buffering is needed for residents to the south in the mobile home park.

Mr. Cicak stated concerns with vehicle access to turnaround and no stormwater site on plan.

Applicant is asking for zoning relief and states that the uniqueness of the project having smart sustainable growth being dense multi family and close to public transportation and walkability to jobs/shopping a good match for this site. Applicant stated it will be 1 & 2 bedroom apartments with assigned parking spaces.

Mr. Hammer stated pedestrian access very important and to explore with Hamilton Crossing's owners.

Mr. Jones asked if it is a dog friendly complex and applicant responded yes, 35 lbs. or less. Mr. Jones asked them to look into having a dog waste station.

It was discussed if the planning commission would recommend sending someone to attend the Zoning Hearing Board meeting. Mr. Hammer responded they would not be writing a letter to the Board of Commissioners on this issue and at this time not making a recommendation to the Board of Commissioners. Since only sketch plan no action is needed.

There being no further business, a motion was made by Mr. Barrett and second by Ms. Miller, all in favor, the meeting was adjourned at 8:07 p.m.

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