

LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – February 8, 2022

The February 8, 2022 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 7:11 p.m. in hybrid format. Commission members in attendance: Tom Beil, Jon Hammer, Rudy Fischl, Wesley Barrett, Bob Rust, Amy Miller were present. Also, present were Nathan Jones, Director of Planning and Community Development, Brian Cicak, Township Engineer, CKS Engineers, and Mark Fischer, Township Solicitor via zoom and Kim Molnar, Lower Macungie Township. Nihal Raval was absent.

Announcements – Agenda modifications: None

Meeting Minutes:

Approval of January 11, 2022 and January 18, 2022 meeting minutes motion by Mr. Fischl and second by Mr. Rust.

4316, 4320, 4430 & 4344 Hamilton Blvd. Posh Properties: Conditional Use and Preliminary/Final Plans

Mr. Jones states this is the lot behind the Park and Ride and fronts on Hamilton Blvd., having a daycare and indoor self storage at rear of lot. Stormwater basin at rear of lot and C class buffer of landscaping for residents for large amount of privacy. Play area fully buffered from Hamilton Blvd. Cul-de-sac for bus pickup and drop off. Emergency access drive around three sides. Winter maintenance needs to be discussed.

Mr. Cicak stated primary concern is the site circulation and turn movements throughout the site providing turning area for emergency vehicles. Fire marshal to look at and determine if access is reasonable. Storm sewer inlets and grading can be looked at on further submissions.

Applicant stated emergency access will be plowed along with other roads and will make modification to grading and inlets.

A motion was made by Mr. Hammer and second by Mr. Barrett, all in favor, to recommend conditional use approval of the Posh Properties Commercial Development conditioned upon the following:

1. Compliance with all Township Engineer, Planning Department and Zoning Officer review letters to the written satisfaction of each.
2. The Applicant and their successors-in-interest shall be responsible for the maintenance and any needed replacement of all on-site landscaping per the approval plan in perpetuity.

3. The Applicant shall construct the proposed fire access drive to the written satisfaction of the Township Engineer and Fire Marshal to ensure appropriate accessibility.
4. The Applicant and their successors-in-interest shall install reflective snow guide poles along the length of the proposed geotextile emergency road for the entirety of the winter snowfall season in perpetuity. The emergency access road shall be fully plowed no more than 12 hours following the end of any snow event more than one inch in depth.
5. All structures shall be constructed matching design renderings presented to the Township and reviewed and approved to the written satisfaction of the Township Zoning Officer.

Motion made by Mr. Barrett and second by Ms. Miller, all in favor, to table action on the preliminary plan.

Old Saucon Investments, LLC: 707 N. Krocks Rd. – Outdoor Patio at The Shelby: Modification of Approved Plan

Mr. Jones did receive final rendering late in day and planning commission members didn't have time to review beforehand, however, agreed to view rendering live. This is replacement for current temporary tent to be coming down on existing patio space with outdoor seating area, greenhouse structure and safety bollards and fire pits. No signoff from zoning officer yet. There are no big stormwater concerns.

Mr. Cicak stated they are reducing the impervious surface and provided calculations for stormwater and replacing all landscaping and adding sufficient. Calculations needed for parking to show within requirements. Seating not increasing and will maintain existing capacity.

Applicant stated the public gathering area remains open to public.

A motion was made by Mr. Hammer and second by Mr. Rust, all in favor, to recommend approval of The Shelby Restaurant proposed modification of approved plan conditioned upon the following:

1. Compliance with all Township Engineer, Planning Department and Zoning Officer review letters to the written satisfaction of each.

2. The Applicant and their successors-in-interest shall be responsible for the maintenance and any needed replacement of all on-site landscaping per the approval plan in perpetuity.
3. All structural renderings shall be reviewed and approved to the written satisfaction of the Township Zoning Officer and Planning Department prior to plan recordation.
4. In the event of inclement weather, all outdoor furniture, etc. shall be secured so as to avoid damage to vehicles and buildings.
5. The Applicant shall furnish the Zoning Office and Planning Department with final official seat counts and internal and external seating charts to confirm seat numbers for the restaurant and to finalize calculations for required parking spaces. Final review for these items shall be completed by Township Staff prior to plan recordation and issuance of any building permit.

1040 S. Krocks Road, Proposed Townhomes: Sketch Plan

Mr. Jones stated this is a residual lot now requesting development and application conforms with the new urban zone. There is Option 1 and Option 2 for this townhouse sketch plan. Option 1 show two quad buildings and a twin with a dogleg access road and guest parking spaces. Stormwater management is on the north side of the site.

Option 2 has a loop road with active connection to Kart Drive and separate driveway where Foundation Tavern is and having full line townhomes. Due to the number of units being proposed, would require some level of zoning. Stormwater management for this option is also on the north side of the site.

Two issues as a whole is snow plowing, trash and emergency accessibility on dogleg or loop road and individual mailboxes most likely not approved by post office. Most important issue is site did have mine hole pond back in the 50's or 60's, so geo tech issue must be addressed before formal design.

Mr. Cicak stated geo tech issue one of the concerns along with issue of Option 1 dogleg emergency service access/exit efficiently. Option 2 building configuration requires zoning relief. Looking for utilities and site distance information.

Applicant's engineer stated they are leaning to Option 2 with a 24' driveway one way in/out. Owner will be responsible for roads and stormwater and have an HOA. With 10 townhomes, would like to pay fee in lieu of open space since that is limited. Option 2 zoning issue only allows for 4 attached units and this is 10 attached.

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Mr. Beil advised applicant to get geo technical issues resolved before they will recommend approval. Also, since this is a sketch plan, no action required.

There being no further business, a motion was made by Mr. Rust and second by Mr. Barrett, all in favor, the meeting was adjourned at 8:11 p.m.

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