

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

The March 8, 2022 meeting of the Lower Macungie Township Planning Commission was called to order by Chairman Tom Beil at 7:05 p.m. in hybrid format. Commission members in attendance: Rudy Fischl, Wesley Barrett, Amy Miller. Bob Rust and Nihal Raval 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. Jon Hammer was absent.

Announcements – Agenda modifications

Mr. Beil announced that the following are removed from tonight's agenda:

#6 - Ciocca Subaru Modification of Approved Plan

#8 – 900 South Hillview Road Sketch Plan/ Alternative Site Use

Approval of December 14, 2021 and February 8, 2022 minutes motion by Mr. Rust and second by Mr. Barrett.

Trexlertown Act 537 Plan Update

Mr. Phil DePoe, Sr. Planning Engineer, Lehigh County Authority gave an update on the Act 537 plan mandated by DEP that was submitted last year and had to have the Trexlertown area added. Since this plan has been approved there is now a short term plan solution. The interceptor begins in Upper Macungie Township and flows to the Trexlertown area having a bottleneck effect. The line goes through both townships. The solution would be to construct a pump station at the pre-treatment plant and run a force main to Upper Macungie Township interceptor. This will free up capacity in the Trexlertown area and divert a portion of flow. No action is needed by Planning Commission at this time. There is 60 days to submit any comments. Will need resolution by Board of Commissioners.

3510 Macungie Road Sketch Plan

Mr. Jones stated this project went to the zoning hearing board to obtain relief and in regards to the townhomes on site did not get granted relief. The plan that was approved contains 22 single family homes on loop road. There is open space to the north and south area and includes passive open rec space. Walking trail along Macungie Road and dog leg to park connectivity. Concerns regarding reverse frontage buffer and backyards too small for any onsite improvements, i.e. patios, decks, etc. Is subject to new SALDO ordinances.

Mr. Cicak stated plans are improved but has issues with intersection separation of Lower Macungie Rd. and Indian Creek Rd. The minimum lot area easements expecting to have storm

sewer inlets in rear yards and storm sewers along Macungie Road. It was suggested if the front yards were smaller and then yield larger backyards. Applicant stated they could work on that. Mr. Beil suggested that the walking trail connects to the township trail. Applicant agreed. Mr. Beil also asked applicant if the street will be private or public. Applicant responded there was discussion that the Township would take as a public road. Mr. Beil asked if the proposed road meets township requirements as a public road. Applicant did not know and will check with engineer.

Mr. Beil stated since this is a sketch plan there is no action needed.

NH-Macungie, PA-1-UT, LLC – Preliminary/ Final Plan

Mr. Jones discussed the neighborhood hospital has been granted conditional use by the Board of Commissioners. This property includes a neighborhood hospital on the old Weis lot and will be demolished and new hospital will be built along Route 100 with a medical office building on rear of site. Traffic will be reduced from prior site use and there is current improvement in lighting to dark sky standards. There is privacy concern for residents of site to the north and suggested fogging/screening of office building. One comment is need for class c buffer mix of evergreens, shrubs, grasses and perennials on north end of site.

Mr. Cicak stated the internal intersection alignment is improved and stormwater calculations provided addressed stormwater management concerns. Agreed that a class c buffer is a priority and to address there is adequate parking and lot area calculation feedback from zoning officer.

Motion made by Ms. Miller and second by Mr. Barrett, all in favor, to recommend approval of the proposed NH-Macungie, PA- 1- UT, LLC – Preliminary/ Final Plan, conditioned upon the following:

1. Compliance with all Lower Macungie Township Engineer, Lower Macungie Township Traffic Engineer, Macungie Borough Engineer, Lower Macungie Township Planning Department and Zoning Officer review letters.
2. Compliance with any and all conditions set forth in Conditional Use Approval by the Lower Macungie Township Board of Commissioners.
3. 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.
4. The Applicant shall reduce the amount of EIFS cladding on the proposed structures in favor of other architectural cladding that is in line with the Lower Macungie Township Design Guidelines to the written satisfaction of the Township Zoning Officer and Township Planning Department.

5. The Applicant shall install monument signs and streetscape enhancements along Main Street/ Route 100 that include a masonry street wall or fence, as depicted in formal submissions to the written satisfaction of the Township Planning Department and Township Engineer.
6. The Applicant shall plant a modified “Class C Buffer” along the existing evergreen tree line to further shield and buffer residences in abutting neighborhoods from the proposed development. This buffer shall be designed by a certified landscape architect and reviewed and approved to the written satisfaction of the Township Engineer, Township Zoning Officer and Township Planning Department.
7. The existing buffer of evergreen trees between the residential lots and the property shall be thinned/cleared of any dead or dying trees, inspected by an arborist to address any current disease or fungus infecting the evergreens, and maintained thereafter in perpetuity. The arborist inspection report shall be sent to the Township Engineer and Township Planning Department prior to final action on the land development application by the Board of Commissioners.
8. Applicant shall install two-way privacy fogging or film on all north facing windows of the Medical Office Building (MOB) to ensure privacy of residents abutting the MOB and the privacy of patients in the MOB. This privacy fogging or film shall be reviewed and approved by the Township Zoning Officer and Township Planning Department prior to final action on the land development application by the Board of Commissioners.
9. 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.
10. The Preliminary and Final Land Development site plan shall be designed to meet the applicable release rate criteria as noted in the township stormwater management ordinance and the stormwater discharge from the site shall not be altered to affect the abutting properties.
11. 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 all Signage and Marketing Materials”.
12. The Applicant and their successors-in-interest shall be responsible for the maintenance and any needed replacement of all on-site landscaping per the approved plan in perpetuity.
13. The Applicant shall not appear before the Board of Commissioners to seek Preliminary/ Final Plan Resolution of Approval until obtaining review letters addressing outstanding

comments by township reviewing bodies and upon the recommendation of the Township Planning Department.

Further, the Planning Commission recommends the following waivers and denial:

- 1) A waiver from SALDO Section 22A-501 requiring the submission of a separate Preliminary and Final Plan.
- 2) A waiver from SALDO Section 23A-307.8 requiring 0.5 feet of freeboard above the maximum pool elevation of the one-hundred-year runoff event for infiltration basin INF1.
- 3) A DENIAL of Zoning Section 27-1803.1 as the item is a zoning requirement of Section 27- and a variance from the Lower Macungie Zoning Hearing Board would be proper jurisdiction and required.

Posh Proposed Commercial Development Preliminary/ Final Plan

Mr. Jones stated this use consists of a self-storage facility and daycare center and has no outstanding planning items. Proper buffering from south and play area have all been addressed. Applicant voluntarily to install walking path to cul-de-sac for bus drop-off for daycare and have now included three sides emergency access for life safety vehicles.

Mr. Cicak's only comment is confirming need for Fire Marshal approval of access road.

Motion made by Ms. Miller and second by Mr. Rust, all in favor to recommend approval of the Posh Properties Proposed Commercial Development Preliminary/ Final 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. The Applicant shall construct the proposed fire access drive to the written satisfaction of the Township Engineer and Fire Marshal to ensure appropriate accessibility prior to plan recording.
4. The Applicant shall install a lit monument sign visible from the outbound lane of Hamilton Boulevard reading "Thank you for Visiting Lower Macungie Township." The Applicant may note beneath, courtesy of Posh Storage and Kiddie Academy. The monument sign shall be reviewed and approved by the Township Zoning Officer and

Planning Department and placed on the final plan prior to recording.

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 and Township Planning Department prior to issuance of building permits.

Further, the Planning Commission motioned to grant the following waivers and deferrals:

1. A waiver from Section 22A-401 & 22A-501 requiring the separate submission of a Preliminary and Final Plan.
2. A waiver from Section 22A-403.4.G requiring the plan to show existing underground utilities, sidewalks or other man-made features within 200 feet of the boundaries of the proposed project area.
3. A waiver from Section 22A-403.4.H from the requirement to show existing underground utilities, sidewalks or other man-made features within 200 feet of the boundaries of the proposed project area.

Macungie Crossings (Home Depot) Administrative Modification of Approved Plan

Mr. Jones stated this is a modification of plan for the Home Depot site on Hamilton Blvd. for administrative review for modification of plan for parking and NPDES. This will be beneficial for future site development of lots 1,2 & 3. The new zoning ordinance now allows for less parking requirements and create more shopping village setting. Structure is in line with our design requirements.

Mr. Cicak stated he has not done a formal review of the site and stormwater management yet until final design is complete.

Applicant stated all improvements are done and now ready to construct building. Working with DEP for NPDES permit. PennDOT wants updated signs and pavements markings to current standards. Lighting will also be converted to dark sky standards. New traffic study is not needed and signal timing will be updated with new traffic usage.

Mr. Beil appreciates improvement of design changes from 2006 plan. Lots 1,2 & 3 users are unknown. Discussed having possible charging station on site.

Mr. Beil stated this plan did qualify for administrative review for comments and feedback and there is no action needed.

7991 Quarry Road Preliminary/ Final Plan

Mr. Jones stated this property was a prior quarry site filled in off of Quarry Road and the new Sauerkraut Lane extension under construction. Proposed is a warehouse and office in front and closed shop in back having plenty of trailer storage sites, adequate truck parking and generous landscaping out front. Will need to comply with current zoning ordinance. Since this site was a previous quarry, there is geo technical inspections being done on site.

Mr. Cicak has not done a formal review and will have for April. Main concern in looking at geo technical reports showing site is structurally stable.

Mr. Beil stated geo tech concerns are important and Sauerkraut Lane being done before opening. No action taken.

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

There being no further business, a motion was made by Mr. Barrett and second by Mr. Raval, all in favor, the meeting was adjourned at 9:28 p.m.

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