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## Planners review Hamilton Blvd. project

**Lower Macungie retail center would have eatery, up to 11 stores.**

By Sarah Fulton Special to The Morning Call

Sketch plans for a proposed retail center and restaurant near Hamilton Boulevard were reviewed Tuesday by the Lower Macungie Township Planning Commission.

The preliminary sketch of West Valley Market Place, on Mill Creek Road between Hamilton Boulevard and Lower Macungie Road, shows a 19,690-square-foot retail building with up to 11 storefronts. The site is near Wal-Mart.

However, it is likely that 4,000 square feet of the building will be rented to one restaurant and several other stores will occupy the remaining space, officials said. Developers are negotiating with restaurants and would not name prospective tenants Wednesday.

Project engineer Robert Switala developed a sketch showing an outdoor patio that would provide seating for the planned restaurant.

Plan reviewer and township engineer James Lancsek noted that outdoor seating cannot be within the 10-foot buffer area required between the retail building and the adjacent drive aisle of the parking lot.

"I'm concerned if a child should dart out there," Lancsek said.

Engineers will further work on the plans and eventually make a formal submission to the township. No vote was required because the drawing was conceptual.

In other matters, the commission voted to recommend that township supervisors conditionally approve plans for a new lot along Route 100 near Willow Lane for Great Bear Bank.

The bank would be built on vacant land adjacent to the Macungie Medical Center at Macungie Professional Center.

The commission said plan approval is contingent upon the developer obtaining a state Department of Transportation highway occupancy permit to access Willow Road, and approval from the Lehigh County Authority and county Conservation District.

In another review, the commission voted to recommend that supervisors approve subdivision plans to create two lots at Eastern Industries on Cedarbrook Road near Schantz Road.

The first lot, which contains the asphalt and paving business, would measure 40 acres and the second lot would measure 36 acres. The parcels are divided by the Route 222 bypass, which is under construction. No development plans have been submitted for the new lot.

The commission also reviewed plans for a car wash, proposed to be built on the south side of Hamilton Boulevard at Krocks Road.

Sarah Fulton is a freelance writer.

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