

**LOWHILL TOWNSHIP  
BOARD OF SUPERVISORS  
AUGUST 4, 2022  
MEETING MINUTES**

The Lowhill Township Board of Supervisors meeting was called to order by Chairman Richard Hughes at 6:30 pm at the Fogelsville Volunteer Fire Company. Also present were George Wessner, Jr., Vice Chairman; Robb Werley, Supervisor; Brian Carl, Administrator; Ryan Christman, Engineer; Keith Strohl, Esq., Solicitor and Jill Seymour, Secretary.

After the Pledge of Allegiance, Robb Werley made a motion to approve the July 14, 2022 meeting minutes, as written. Richard Hughes seconded the motion. Motion carried. Richard Hughes made a motion to pay the monthly bills, as submitted. George Wessner, Jr. seconded the motion. Motion carried.

Solicitor comments: Keith Strohl reported that Justin is working on the Poplar Road vacating notices and paperwork. This is at least two months out at this time.

Engineer has no comment. Administrator has no comment.

Joe Kalusky reported that in July, the road crew back filled, put down millings and finished oil and chip. In August they will tile pipe, mow, pave Hausman Circle and tiger mow.

The oil water separator and salt shed are still on hold at this time.

Brian Carl met with Bob from NA Studios. They drove around the township taking photos for the new website. Jill Seymour is working on getting all the information sent over to be put on the new website.

The Zoning Ordinance amendment has been approved by our Planning Commission and has been sent to the Lehigh Valley Planning commission for comment. The Board would like all heights to be maxed at 35'.

Robb Werley got copies of different Township's noise ordinances to review.

**Resolution 2022-3: Ag Security 6597 Game Preserve Road, Schnecksville. 423.8683 acres – Costello – Richard Hughes made a motion to approve, Robb Werley second the motion. Motion carried.**

**Keith Strohl noted that we approved this ag security back in April. When he went to record it, we now need a resolution for all ag securities and we needed to correct the acreage that was misreported in our minutes.**

**Upset sale: 7072 Herber Road, New Tripoli. Carol Betz sent the information in that was requested.**

**Resolution 2022-4: Update of Pension. Richard Hughes made a motion to approve the updated pension paperwork prepared by our pension administrator. George Wessner, Jr. seconded the motion. Motion carried.**

**Ryan Christman approved the Cottage Gates reduction of their letter of credit by \$23,598.52. We will still hold \$164,121.06. Richard Hughes made a motion to approve the Cottage Gates reduction by \$23,598.52. Robb Werley seconded the motion. Motion carried.**

**The Multi Municipal Comprehensive plan is available to view either at the Township Building or on [plannl.org](http://plannl.org) for 45 days, this is a public comment period. You can review and comment until September 19. There will be a meeting to adopt the plan on September 28 @ 7:00 pm at the Germansville Fire Company. This is open to the public and an advertised meeting.**

**Joe Kalusky is looking for two-way radios to use while in the trucks. We can also use them to communicate with Heidelberg and Lynn Township's, since they have the same radio's. Richard Hughes made a motion to purchase two-way radios from Ecco Communication for \$5038. Robb Werley seconded the motion. Motion carried.**

**Richard Hughes made a motion to make the agenda deadline the Thursday before the meeting. Robb Werley seconded the motion. Motion carried.**

**Richard Hughes opened the floor for public comment.**

**Sue McGorry asked, since our noise ordinance is outdated is there any talk about a regional police force with the new development, can we make**

developers pay 2 million per year for the police? Keith Strohl said we can only enforce impact fees, it's not enforceable to have a regional police force. The State Police now have a copy of our noise ordinance, which they did not have before. Brian Carl also noted that our noise ordinance from 2008 is enforceable and not outdated.

Curt Dietrich of Skytop Court, Orefield: Thanks the Board for their service. He asked if there should be public comment in the beginning of the agenda and at the end. Also, which section of the Zoning Ordinance gives approval for warehouses? Section 541.25, warehouses are considered storage buildings, not distribution stations. Mr. Dietrich shared a comment on changing times, land use and intermodal logistics. Brian Carl reminded everyone that we are bound by municipal codes and laws. Storage building definition in the zoning ordinance includes warehouses in the official definition. State Law prohibits regional planning unless the municipalities/boroughs are in a multi municipal plan.

Joann Mertz of Windy Court: Do we have estimated tax revenue for each of these warehouses? George Wessner, Jr. said it is easily figured out at \$1.15 per square foot. She also asked how do we figure out the cost of how many trucks. Keith Strohl: We can't make decisions based on revenue, it is either allowable use or it is not. A discussion about the multi municipal plan took place. Brian Carl also noted that all meetings are public and advertised.

Brian Carl attended a seminar on Commercial Solar Fields. State legislation is not for these fields; they are targeting areas they can plug into. George Wessner, Jr. said he is being told that townships cannot stop them in New York. At this time, we still have control in Pennsylvania.

Keith Strohl is looking into some issues in Heidelberg and Lynn is looking into a solar ordinance. Preston Nelson asked about definitions in our zoning ordinance when we update after the multi municipal plan. Keith Strohl said that a consultant will come in and advise us of what needs to be updated once the multi municipal plan is adopted and we need to update our zoning ordinance. Curt Dietrich appreciates Keith's comment and would like the language in the zoning ordinance updated.

**Hearing no more public comment. Robb Werley made a motion to adjourn.  
Richard Hughes seconded the motion.**

**The Lowhill Township Board of Supervisors meeting was adjourned at 7:38 pm.**

**Respectfully submitted,**