

**LOWHILL TOWNSHIP
BOARD OF SUPERVISORS
APRIL 6, 2026
MEETING MINUTES**

The Lowhill Township Board of Supervisors meeting was called to order by Chairman Curtis Dietrich at 6:30 pm. Also in attendance were Vice Chairman Michael Divers; Supervisor Jack Iannantuono; Manager Michael Siegel; Engineer Dave Alban; Solicitor Thomas Dinkelacker, Esq.; and Secretary Jill Seymour.

After the Pledge of Allegiance, Curtis Dietrich announced there are no agenda modifications. Michael Divers made a motion to approve the agenda. Curtis Dietrich second the motion. Roll call: All, yes. Motion carried.

A public hearing was called at 6:31 pm: Digital Infrastructure Facility Ordinance #2026-02.

Thomas Dinkelacker, Esq. explained what the public hearing is about. Called out the exhibits as part of the record. Certain structures are allowed in the regional overlay #2 district as a conditional use. There is a hearing process, stenographer, much like a zoning hearing board hearing, but it is done by the Board of Supervisors. The developer must comply with all conditions in the ordinance. Tom explained the ordinance in detail and opened the floor for public comment.

Joe Howard – Lowhill resident – can the ordinance be changed by variances, etc?

Tom Dinkelacker, Esq. – Yes, they would have to go to the zoning hearing board, the public could oppose the variance.

Jim Smith – Lowhill resident – Is Narris Road being considered for data centers?

Michael Siegel – We are under regional zoning uses, described as uses of undefined uses. Lowhill gets data centers. That’s why we put this ordinance in place.

Curtis Dietrich – All other residential, undefined is in RU01, Commercial undefined is on RU02, approximately 300 acres.

Susan McGorry – Lowhill resident – Thanked Mike Siegel for all his work on protecting the environment and quality of life in Lowhill.

Kim Weinberg – Weisenberg resident – Appreciates Lowhill updating ordinances.

Hearing no further public comment. The hearing closed at 6:51 pm.

Curtis Dietrich continued on with the agenda.

Executive sessions were held on March 12, 2026 to discuss legal issues concerning the Lehigh County Authority Waterline matter. Docket #'s 2025-C-0308 & 0646. April 9, 2026 at 9 am and 2 pm to discuss legal representation of various litigation matters concerning the warehouse cases.

Michael Divers made a motion to approve the March 12, 2026 meeting minutes, as written. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. Michael Divers made a motion to pay the monthly bills, as submitted. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Jack Iannantuono read the income and expenses. Frey and Company will be tightening up as well. We will do a 5-year analysis and a final year over year account balance.

The floor was opened for public comment, hearing none, continued on with the agenda.

Thomas Dinkelacker, Esq. explained what the International Property Maintenance Code is and why it’s important.

Michael Divers made a motion to adopt Ordinance 2026-01 – International Property Maintenance Code. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to adopt Ordinance 2026-02 – Digital Infrastructure Facility. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Curtis Dietrich explained the environmental advisory council and asked anyone willing to participate to let us know.

Michael Divers made a motion to adopt Ordinance 2026-03 – Environmental Advisory Council. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Jack Iannantuono made a motion to modify Joseph Kalusky's compensation at an increase of \$1.25 per hour. Michael Divers second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to approve waiver request 3.202 – preliminary plan for Dollar General: Request for waiver of preliminary plan process with the township and have a combined process due to the scale and nature of the project to preliminary/final land development processing a single decision versus a preliminary approval prior to submission of a final plan. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Curtis Dietrich – The preliminary/final is conditional upon Keystone Consulting Engineers letter.

Thomas Dinkelacker, Esq. – Explained everything that this is contingent upon to get signed. They do have all outside agency approvals.

Michael Divers made a motion to approve waiver request 4.700 – required improvements and construction standards for Dollar General: Request for waiver to waive the requirements for concrete curb, sidewalk, crosswalk markings, ADA ramps and features along with

other roadside plantings and improvements. As part of the consideration, a dumpster enclosure, secondary sewage field and upgraded building façade will be provided as part of the project for the township's approval. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to approve Resolution 2026-02 – Dollar General Preliminary/Final Plan Dated 03/10/2026. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to approve waiver request 203.C- Preliminary Plan application for the Old Village Minor 2 Lot Subdivision – requested to submit subdivision plan as preliminary/final. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to approve waiver request 514 – Survey monuments and markers for the Old Village Minor 2 lot subdivision – requested to only mark right of way line at the new property line intersection. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to adopt resolution 2026-03 – Old Village Road minor 2 Lot Subdivision – Preliminary/Final Plan dated 02/12/2026. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Jack Iannantuono made a motion to approve Frey & Company to do a final year over year account balance analysis. Michael Divers second the motion. Roll call: All yes. Motion carried.

Yurconic Agency tracks insurance and Joseph Kalusky is up for part B for medicare – groups under 20 make it difficult to stay on a group plan.

Jack Iannantuono made a motion to engage with Michael Fiorentino, Esq. with respect to the second private request for CRG. Michael Divers second the motion. Roll call: All yes. Motion carried.

Michael Siegel – There are issues with the current copier. He got a quote from Stratix for \$1895.88/annually.

Michael Divers made a motion to approve getting a new leased copier from Stratix. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Jack Iannantuono made a motion to approve a \$300 consultation fee on various litigation matters with Cornerstone Law. Michael Divers second the motion. Roll call: All yes. Motion carried.

Zach Mako sent a letter to thank the township for use of the facility.

Dave Alban – Keystone Consulting Engineers – Survey's have been sent out for the Act 537 plan. Will be starting door to door random sampling. The residents will be notified prior to sending anyone out. Not looking for failing septic, etc. just have to do this for the DEP, there will be no enforcement.

Joe Howard – Lowhill resident – How many have public sewer. Would we have to hook up to public sewer?

Dave Alban – Kline's Island is being updated with Act 537, not looking to make anyone hook up to public sewer.

There was a discussion on the private request to DEP.

Michael Siegel – Gave his monthly report for March.

Curtis Dietrich – Is there any dirt and gravel money available for Narris Road?

Michael Siegel – It opens in July.

Michael Divers – Spoke on Mill Creek Road and how the state is wasting money.

Gave his recreation report, looking to get a parking lot paved and have the four township's split the cost.

Working on getting the files for the Cell Tower Lease.

The floor was opened for public comment.

Joe Howard – Lowhill resident – Is it likely the township will get data centers?

Curtis Dietrich – Not likely due to our ordinance.

Annette Dadura – Lowhill resident – Will you change the area for data centers or what other things may come here?

Curtis Dietrich – We don't know. The MMP meets in June.

Jeremy Schaller – the next MMP meeting is June 2nd.

There was a recess to go into executive session which will be an informational session, then go into executive session at 7:49 pm.

The Lowhill Township Board of Supervisors meeting was adjourned at 8:35 pm.

Respectfully Submitted,