

**LOWHILL TOWNSHIP  
BOARD OF SUPERVISORS  
OCTOBER 6, 2022  
MEETING MINUTES**

The Lowhill Township Board of Supervisors meeting was called to order at 6:25 pm for two short hearings by Chairman Richard Hughes. Also present were George Wessner, Jr., Vice Chairman; Robb Werley, Supervisor; Ryan Christman, Engineer and Secretary Jill Seymour.

Following the Pledge of Allegiance, Richard Hughes called the hearing for the Multi Municipal Comprehensive plan to order at 6:25 pm. The floor was opened for questions. Becky Bradley, Executive Director of the Lehigh Valley Planning Commission is present to answer any questions. Resident Bill Plebin of Lowhill Township: Started out by thanking the Board of Supervisors, Planning Commission and Zoning Hearing Board for all they do. His question was on some maps in the document and if the zoning where the proposed warehouses are going is considered farmland preservation. His understanding is that proposals are to be put in the multi municipal plan. Becky Bradley of the Lehigh Valley Planning Commission: The multi municipal comprehensive plan sets a plan for the future of the Township. It is not specific to Lowhill Township alone. The Township must have this plan to change the zoning ordinance. Mr. Plebin asked if the plan is adopted, who is adopting it? Ms. Bradley said that the individual Township's adopt the plan. There are five besides Lowhill Township. Once adopted, the Townships have two years to amend their zoning ordinance. Richard Hughes, hearing no other questions moved to adjourn. Robb Werley seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.

Richard Hughes called the hearing for the vacating of Poplar Road to order. The floor was opened for questions. Hearing none, Richard Hughes moved to adjourn the hearing. Robb Werley seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.

Richard Hughes called the regular board meeting to order at 6:36 pm. Robb Werley made a motion to approve the September 1, 2022 meeting minutes, as written. Richard Hughes seconded the motion. Roll call: Yes, Yes, Yes. Motion carried. Richard Hughes made a motion to pay the monthly bills, as submitted.

**George Wessner, Jr. seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.**

**George Wessner made a motion to adopt Ordinance 2022-1 vacating of the entirety of the road known as Poplar road from its point of beginning at Scheirers Road to its point of ending at Kistler Road. Robb Werley seconded the motion. Roll call: Yes, yes, Yes. Motion carried.**

**Richard Hughes made a motion to adopt resolution 2022-6 Adopting the Northern Lehigh Multi Municipal Comprehensive Plan. George Wessner, Jr. seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.**

**Richard Hughes would like to announce some resignations. Robb Werley, Supervisor and Treasurer has submitted his resignation as of October 7, 2022. The Board thanked him for his service to the Township and are sad to see him go.**

**Weisenberg Township has worked with Lowhill Township for a very long time and has provided us with Administration and Zoning duties. Weisenberg has passed a resolution 2022-11 discontinuing the provision of administrative services to Lowhill Township on October 3, 2022. Brian Carl and Janet Henritzky will provide training and support to Lowhill during this transition period. The Board thanks them both for their service to the Township. Long time solicitor Steckel and Stopp, Keith Strohl has resigned as of October 7, 2022 due to personal matters. The Board Thanks Keith as well as Steckel and Stopp for their long time service to the Township. Emergency Management Coordinator Frank Bartholomew has resigned from his position effective October 3, 2022. The Board thanks Frank for his service to the Township.**

**Richard Hughes: We are in turmoil and have no counsel this evening. Please bear with us.**

**Richard Hughes made a motion to table signing the Sewer Planning Module for 2766 Route 100 N that was approved at our June 16, 2022 Board Meeting until we have adequate counsel. Robb Werley seconded the motion. Roll call: Yes, Yes, yes. Motion carried.**

**2951 Betz Court – Land Development – 299,880 sq ft Warehouse Preliminary Plan dated 9/12/2022 (2951 Betz Court, Orefield, Pa)**

**Present for Betz Court: Blake Marles, Attorney with Stevens & Lee. Greg Ferraro from CRG and Joshua Hoffman from Pennoni Associates.**

**Blake Marles: They were on the agenda two weeks ago at our Planning Commission meeting and were denied for no reason. All paperwork was submitted on time, the only paperwork that held up the Planning Commission was a recommendation letter from the Township's Engineer. The discussions at the Planning meeting were not productive at all. Lowhill's zoning ordinance dated in 1972, this is and was a permitted use as of 50 years ago. Mr. Marles addressed a letter to the editor that was published in the Morning Call newspaper. This property has been industrial for a very long time. The reason there is demand for warehousing is because people want things delivered to their homes. Rural Village in Lowhill is the only area where warehouses can be built. Richard Hughes asked if we received a sketch plan. Mr. Marles stated that we did receive a sketch plan, even though they were not required to provide one. They want to make sure there is enough water flow, working with LCA. They have storm water plans, onsite sewage plans, every community has to provide for every available use. In Keystone's review letter dated September 23, 2022, there is basically only 3<sup>rd</sup> party issues, he will let Ryan Christman speak on that for himself. They have extended time for Lowhill numerous times and have complied with everything and asked to be on the agenda for August. We were asked to look further into sewage, which we did. Planning did not even let us speak at their meeting. He is asking the Board for action tonight and will do everything we can to answer any questions.**

**Ryan Christman: There are a few comments on storm water in the review letter. He would like to see another round of storm water comments from them.**

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

**Curt Dietrich – Orefield – Thanked Robb for his service and all Supervisors. In 1972 there were no warehouses that you are proposing. (speaking to Mr. Marles). He discussed what is in the resident letter that was brought in by the residents of the township. He is asking the township to deny the plan.**

**Blake Marles: Addressed Mr. Dietrich's issues. There is no size limit on storage buildings. On-site sewage plans are not complete and that is correct. Issues with 3<sup>rd</sup> parties are independent of land development plans. You can't delay or deny if not complete by law. Mr. Marles answered all issues brought up by Mr. Dietrich.**

**Jeff Glover – Werley's Corner – Asked if we should be continuing without counsel.**

**Randy Simms – Lowhill – Asked why we have to listen to Mr. Marles with no counsel.**

**Jack Iantuanno – Discussed multi municipal plan and Keystone comments.**

**Bill Pleban – Lowhill – Discussed who was vilified during the PC meeting. He doesn't feel that anyone was objectifying anyone. We have no legal right to have to give a variance.**

**Mr. Marles – Those are zoning variances; we are not here for a variance. We are here with a preliminary plan.**

**Terry Green – Werley's Corner – (Weisenberg Township) – Discussed variable roads, Route 100 is mostly 1 lane each way.**

**Lynn Pleban – Lowhill – These roads were not built for this type of traffic.**

**Kim Weinberg – Weisenberg Township – Addressed Attorney Marles – why is he asking for variances and zoning laws? Richard Hughes stated they are asking for preliminary approval, not a variance.**

**Bill Pleban – Lowhill – a variance was given for height. Mr. Marles: Yes previously, but that is not what we are here for tonight. Mr. Pleban spoke on hazardous materials in the building and who's to say there won't be any in there once it's built, then they ask for a variance. Mr. Marles: Most people were respectful at the Planning meeting, but not all. If the ordinance states something can't be put there, then it can't. That cannot change.**

**Curt Dietrich – Storage buildings most closely defines what they are doing. Discussed zoning officer duties.**

**Joann Mertz – Lowhill – Thanks the Boards. Discussed children growing up in the township.**

**Richard Hughes believe they made their own hardships.**

**Robb Werley respects everything brought in front of the board. We do not have the proper representation here tonight.**

**Richard Hughes made a motion to deny the plan based on Planning Commission and Engineer recommendations. Robb Werley seconded the motion. George Wessner, Jr. abstained from voting. Motion carried.**

**Core5 is tabled.**

**Joe Kalusky: Last month they put down shale and stone, replaced the rear in the backhoe, tree clean up and anti-skid delivered. This month they will prep for winter maintenance and put pipes on Farrier Road.**

**Robb Werley asked if the oil and chip will be swept. Joe said they can't find anyone to do it. They also can't line paint, because there isn't enough paint.**

**The new website is up and running. Would like some feedback on what everyone thinks?**

**Carol Betz gave some information on the resolution passed by Governor Wolf. It pertains to new people moving into the Township and not receiving their property tax bill in enough time for the discount. This resolution will waive that one time.**

**Richard Hughes made a motion to approve and adopt resolution 2022-7 a resolution of the board of supervisors of the Township of Lowhill, Lehigh County, PA, implementing Act 57 of 2022. Robb Werley seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.**

**Robb Werley stated we do not have a fire arms ordinance in Lowhill Township. A resident asked if we would adopt one. We don't have adequate counsel to consider this tonight.**

**The following positions are available:**

**Administrator/Zoning Officer: Resume needed**

**Solicitor**

**Permit Applicator**

**Alternate for Planning Commission and Zoning Hearing Board**

**Member of the Board of Supervisors**

**Treasurer**

**Emergency Management Coordinator**

**Township Auditor**

**Harry Yonak is a resident for 13 years and would like to be on our Zoning Hearing Board. Richard Hughes made a motion to appoint Harry Yonak to the Zoning Hearing Board. Robb Werley seconded the motion. Roll call: Yes, Yes, Yes. Motion carried.**

**Richard Hughes opened the floor for public comment. A resident of Weisenberg Township Thanked the Board.**

**Richard Hughes made a motion to adjourn. Robb Werley seconded the motion.**

**The Lowhill Township Board of Supervisors meeting was adjourned at 8:05 pm.**

**Respectfully Submitted,**