

**LOWHILL TOWNSHIP
JOINT BOARD OF SUPERVISORS & PLANNING COMMISSION
MEETING MINUTES
JULY 9, 2026**

The Lowhill Township Board of Supervisors & Planning Commission meeting was called to order at 6:30 pm by Board Chairman Curtis Dietrich. Also present were Vice Chairman Michael Divers, Supervisor Jack Iannantuono, Planning Commission Chairman Stephen Lear, Jeremy Schaller, Eric Orth, Kevin Bubbenmoyer, Susan McGorry, Engineer David Alban, Engineer Tim Miller, Solicitor Rocco Beltrami, Esq., Township Manager Michael Siegel via Zoom and Secretary Jill Seymour. Absent were Richard Dorney and Thomas Zubey.

After the Pledge of Allegiance, Michael Divers made a motion to approve the agenda. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. There will be an executive session held on July 10, 2026 to discuss legal matters. Michael Divers made a motion to approve the June 11, 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 his treasurers report. Jack Iannantuono and Jill Seymour have been looking over the YTD budget, Act 537 reimbursables and allocating funds to PLGIT.

The floor was opened for public comment. Resident Joe Howard wanted to make the Board aware that the State Police have been at the methadone clinic a lot lately for fights.

Rocco Beltrami, Esq. – Summarized the zoning ordinance changes. Spoke on mini data centers that attach to homes, edge computing facilities, hyper data centers, distributed computer node systems and de minimus residential compute systems.

Jack Iannantuono asked if the residential mini data centers are loud.

Rocco Beltrami, Esq. – No, it would also fall under the noise ordinance as well.

There was a discussion on colling of each of the data centers and conditional use for distributed compute node. Sizes and what zoning districts each would be allowed to be built. Will add different wording on page 4 at the bottom.

Curtis Dietrich would like to have something to compare each tier to better understand what size facility, etc.

Bulk containers – would put limits on how long you can have containers/pods on property – 60 days for temporary accessory. Will change sizes to conform with shipping containers. There would be an exception for construction projects, as active permits are good for 12 months.

Rocco will make revisions and the Board of Supervisors and Planning Commission will have a joint meeting in August.

Future planning for water and sewer: Curtis Dietrich – The DEP is requiring us to update our Act 537 plan. Municipalities are required to have comprehensive plans for future water and sewer needs. He would like the planning commission to work with the board on what we believe is appropriate for future planning of water and sewage usage. Examples: on lot, public sewer, etc. Look at the multi municipal plan and what uses Lowhill has accepted.

There was a discussion on public water and sewer and what Lehigh County Authority has allotted to Lowhill in their new Act 537 plan.

Tim Miller – Keystone Consulting Engineers – All 180 residents in Lowhill Township have been completed for our Act 537 plan with only 3 failing systems.

Stephen Lear – The SALDO requires water studies, etc. The recently completed on lot sewage systems survey sample of Lowhill Township showed that the vast majority of the sewages are operating successfully as designed. Details of the survey will be provided by the engineering firm that completed the survey as required by the Act 537 update.

Tim Miller will write it all up, we are on schedule for September. 5% RV, 25% State Game Lands and 34% Rural or Rural Residential.

Jack Iannantuono – 61% of the Township is environmentally protected. The vast majority of Lowhill Township is comprised of State Game Lands, environmentally protected designated land, agriculture, steep slopes, the Lehigh Valley Zoo, etc., which are not appropriate or conducive to significant industrial or residential development. Therefore, the need for public water and or public sewage management presently or in the future is neither needed nor appropriate.

Stephen Lear - Additionally, over 95% of residential and commercial development are supported by private water wells and on lot sewage management systems which the Act 537 update demonstrates are both adequate and sustainable. Therefore, the need for public water and or public sewage management presently or in the future is neither needed nor appropriate.

Dave Alban – It adds an extra layer of protection to the township in the EP areas.

Joe Howard – Resident – When a home gets sold, does septic have to be inspected? It would be a good way to keep up with the septic systems.

Dave Alban – No, it is up to the buyer. They will have to pump every 3 years, the septic companies will give a yearly report.

Curtis Dietrich – We don't have the manpower to do a sewage management plan. We may have to eventually do it, but not now.

Dave Alban – Cottage Gates is completed and inspected. Ready to release the \$122,102.61 letter of credit. They will seal from the driveway to Weidasville Road.

Jack Iannantuono made a motion to release financial security for Cottage Gates. Michael Divers second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to adopt resolution 2026-04, the roadway dedication of Ryan Court and Ericka Circle. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Curtis Dietrich would like the Environmental Advisory Council applicants to come to the August meeting.

Dave Alban – Gave an update on the Act 537 plan. Weathered Vineyards is complete on Lowhill's end. Telco dropped the Township; they are not interested in maintenance. Signal Service is the new provider for the traffic light at Route 100 and Kernsville/Claussville Road.

Michael Siegel will give his managers' report next month.

Night in the Country will be cashless this year and they are looking for sponsors and vendors.

There is nothing to report on the cell tower lease.

The floor was opened for public comment. Susan McGorry is looking for an update on litigation.

Curtis Dietrich gave an update on all litigation cases.

Jack Iannantuono gave an update on all the environmental cases.

Terry Lenhart – Resident – On all the appeals, is the township on our own or is the insurance company paying?

Curtis Dietrich – It is a combination of the two. Some are still covered by insurance and some the township is responsible.

Kevin Bubbenmoyer – Since the Planning Commission and Board are combining meetings, should we be approving our last minutes?

They can be approved at the next meeting.

Hearing no further public comment, Jack Iannantuono made a motion to adjourn. Michael Divers second the motion. Roll call: All yes. Motion carried.

The Lowhill Township Joint Board of Supervisors and Planning Commission Meeting was adjourned at 8:14 pm.

Respectfully Submitted,