

**LOWHILL TOWNSHIP  
BOARD OF SUPERVISORS  
MARCH 9, 2023  
MEETING MINUTES**

**The Lowhill Township Board of Supervisors meeting was called to order by Vice Chairman George Wessner, Jr. Also present were Supervisor Curtis Dietrich, Solicitor David Brooman, Esq.; Engineer/Zoning Officer Ryan Christman and Secretary Jill Seymour. Chairman Richard Hughes was absent.**

**After the Pledge of Allegiance, Curtis Dietrich made a motion to approve the February 9, 2023 and February 24, 2023 Special meeting minutes, as written. George Wessner, Jr. second the motion. Motion carried. George Wessner, Jr. made a motion to approve the monthly bills, as submitted. Curtis Dietrich second the motion. Motion carried. Curtis Dietrich made a motion to approve the agenda with the exception of Phil Armstrong from Lehigh County, who could not make it this meeting. George Wessner, Jr. second the motion. Motion carried.**

**The floor was opened for public comment. Hearing none, moved on with the agenda.**

**David Brooman, Esq. gave a litigation update. CRG's oral argument is scheduled for March 23, 2023, Land Use and Mandamus is tied up in preliminary objections. Core5 is scheduled for 3/29/2023, this is being handled by the Township Insurance Carrier. Land use appeal by the Township on the deemed approval, haven't heard anything. Waiting to hear on this one. The oral argument is open to the public at the old courthouse in Lehigh County. Legal filings have been given to the web designer to upload to the website.**

**Bill Pleban – Lowhill Township – Asked about final approvals and what the township can do. A discussion occurred about difference between final and preliminary. He also asked about what the township is doing as far as traffic, water and sewer. Act 537 was not updated since 1966.**

**David Brooman, Esq. explained that the applications were submitted and went through review process. Trammel Crow was approved, preliminary to**

**go to final. The other two were not. We can review and change our zoning ordinance, PennDot rules on Route 100, so traffic studies must be done and submitted to PennDot for approval. There is a draft contract with Lehigh County Authority for extension of water only. Act 537 has not been dusted off since 1966. SALDO is something that should also be updated.**

**Ryan Christman – The Lehigh County Authority is providing water, not the Township. The developers are paying. All lots have septic and have been approved. CRG has one spot and testing for a second. A discussion on the waterline and Township approval, traffic study and Trammel Crow ensued. Act 537 was discussed, Act 537 is sewage only, not water. Lehigh County Authority is water.**

**Joe Howard – Lowhill – Discussed Windy Road and the issues in the winter and roads that need to be updated before we consider all the extra traffic.**

**Kim Weinberg – Weisenberg – Discussed LVPC, zoning ordinance in Lowhill, storage building was used for warehouse distribution, municipal code and permitted role of the zoning officer.**

**Chris Winoski – Lowhill – Asked what is considered a conflict of interest. David Brooman, Esq. reiterated that George Wessner, Jr. recused himself from CRG and there is no conflict.**

**Kim Weinberg – Weisenberg – Wells are going dry on Highland Rd. Discussion about truck traffic.**

**Joe Howard – Lowhill – Will residents be required to hook up to water. The answer is no; it is the public's decision.**

**Bill Pleban – Lowhill – Discussion no truck traffic and PennDot traffic studies and Route 100 traffic.**

**Barry Betz – Lowhill – Suggested letters be sent to PennDot about the traffic.**

**Terry Lenhart – Lowhill – Discussed changing ordinances. Curtis Dietrich said it ties into the multi municipal plan, all six townships will go through their zoning ordinances and update. Lowhill will be looking at definitions as well. Curtis gave an update on the multi municipal plan.**

**George Wessner, Jr. would like to have a special meeting when Richard Hughes returns and discuss the zoning ordinance and changes and get it agreed on and get it moving.**

**Bill Pleban – Lowhill – Discussed updating the 537 plan. David Brooman doesn't know why we would want to update the 537 plan, the only reason to do so, would be to put public sewage in the Township.**

**Mike Divers – Lowhill – Discussion on if any warehouses decide not to proceed, what do we do to prevent others from coming in the same spot?**

**Curtis Dietrich thanked everyone for the conversation.**

**Rick McGorry – Lowhill – Concerned about truck traffic on Kernsville Road and the bridge over the Jordan.**

**Ryan Christman gave an update on the multi municipal plan, Chapter 94 report, which is reported to the LCA yearly. The zoning violation on 3409 Highland Rd was settled and is now in compliance. Joe Kalusky and Ryan Christman completed the Bear Road Bridge inspection. Narris Road – report issued. Needs to be looked at sooner rather than later. Will address at special meeting when Richard Hughes returns. The timing and maintenance on the traffic light on Route 100 are done each year. Last was in December. The timing is correct.**

**Joe Kalusky – February: Crack seal, 3 days of winter maintenance, truck maintenance, tree trimmed, pot holes, Warden Rd head wall and pipe, tiger mow and had the Conservation District at Narris Road. March: Anti-skid clean up and tiger mow.**

**We will have a special meeting, then a workshop with the Planning Commission on the zoning ordinance amendment. We are still taking public comment on the website. Ask Matthew Sullivan to come to the April meeting. Ag Security tabled until April.**

**The floor was opened for public comment, hearing none George Wessner, Jr. made a motion to adjourn. Curtis Dietrich second the motion. Motion carried.**

**The Lowhill Township Board of Supervisors meeting was adjourned at 8:03 pm.**

**Respectfully Submitted,**