

LOWHILL TOWNSHIP
BOARD OF SUPERVISORS
JUNE 13, 2024
MEETING MINUTES

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

After the Pledge of Allegiance, Michael Divers made a motion to approve the May 9, 2024 meeting minutes, as written. George Wessner, Jr. second the motion. Motion carried. Michael Divers made a motion to pay the monthly bills, as submitted. George Wessner, Jr. second the motion. Motion carried.

Executive session will be moved to the end of the agenda to discuss litigation.

Michael Divers made a motion to approve the agenda. George Wessner, Jr. second the motion. Motion carried.

Weathered Vineyards Sewage Planning Module – 7618 Carpet Road:
There is a resolution in the module. David Brooman would like to review the resolution prior to the module being signed.

Stephen Lear – Planning Commission – The module was discussed at length with Larry Geiger and Brian Carl. Weisenberg looked at this extensively. Lowhill signing is a formality. It's a standard system that is being installed.

Richard Wooley – Weathered Vineyards – The entire sewage development is in Weisenberg.

Ryan Christman – Since the property is split between the two townships, the DEP wants both Townships to sign sewage planning modules.

Curtis Dietrich made a motion to sign the sewage planning module for Weathered Vineyards 7618 Carpet Rd – contingent upon the solicitors review and approval. Michael Divers second the motion. Roll call: All yes. Motion carried.

Updates on 2766 Route 100, 3143 Highland Road, Dollar General and 6689 Hollenbach Road were given by the planning commission draft minutes. No action needed at this time by the Board of Supervisors. Ryan Christman will reach out to Dollar General for a 90-day extension, if needed.

George Wessner, Jr. asked if we can hold up or deny for lack of third-party reviews. David Brooman – not without an extension. We an deny, but does not recommend.

Michael Siegel – Dollar General plans are not complete at this time.

The floor was opened for public comment.

Jack Iannantuono – still doesn't understand preliminary/final, per the SALDO. (Dollar General plan)

David Booman – The township must approve a waiver to go to preliminary/final, as opposed to a sketch plan.

Larry Geiger – Planning Commission – We tabled due to preliminary/final and denied the waiver for storm water maintenance. And gave them a waiver for scale, which isn't a big deal.

David Brooman – It would show up in Ryan's review letter if they didn't request a waiver.

Ryan will make a chart of when everything expires and when we need an extension.

Annette Dadura – resident – Is PennDot allowing a driveway entrance on Orchard and not Kernsville?

Ryan Christman – If they come in on Kernsville, must align with the driveway across the street.

David Brooman gave a litigation update.

Ryan Christman – Working on an ordinance for a stop sign at Narris Road and Country Spring Road. Citation was filed for the property on Kernsville Road. The property on Wyndemere has no certificate of occupancy. The magistrate is sending someone out to post the property for violations as well as Barry Isett's office.

Michael Siegel – Working with EPD on the zoning map for the past 30 days. Gave an update on what will be on the map. Update on the SALDO, the draft version was sent to Curt Dietrich. The map will be sent to the Board to review.

Curtis Dietrich – EPD would like another joint meeting with the Board and Planning Commission. Proposed Wednesday June 26 at 6:00 pm, prior to the PC meeting.

Larry Geiger – Planning Commission – Agreed to having the meeting an hour before their meeting starts.

Richard Wooley – There is no public comment time before they adopt the multi municipal plan.

Michael Seigel – It will be advertised for 30 days and the public may comment. Each board will adopt at their own meeting.

Joe Kalusky gave an update on what the road crew had done and are planning for the next month. Joe took some photos of equipment the road crew no longer uses. Would like to pub on Municibid when the old payloader is put on.

George Wessner, Jr. – pull it out, clean it up and put it on municibid.

Boiler proposals were reviewed by the Board. George Wessner, Jr. will review more thoroughly to see which one meets our needs.

Curtis Dietrich spoke to Ron Weber about the trees on Narris Road, he has not heard back from him yet.

We have a copy of Heidelberg Township's open space ordinance, David Brooman will review and report back at the next meeting.

Samantha from Text my gov was on zoom to give a demonstration of their product and what the program entails.

Michael Siegel – Who keeps the metrics on this program?

Samantha – We can share that information or you can track it yourself.

Curtis Dietrich – We will need to look into this a little before making a decision.

Jan Sutermeister would like to be able to use our name as a supporter of the community pool project. The Board agreed she could use us as a supporter.

Michael Divers made a motion to adopt Resolution #2024-3 Approving the purchase of a 2024 Caterpillar model 926. George Wessner, Jr. second the motion. Roll call: All, yes. Motion carried.

Jamie Shelton – the loader came in yesterday to CAT. The bucket is on back order until August. They will provide a loaner bucket.

Curtis Dietrich made a motion to adopt Resolution #2024-4 – Designating additional depositories for Township Funds. Michael Divers second the motion. Roll call: All, yes. Motion carried.

Curtis Dietrich made a motion to hire Eugene McGorry as part time administrator at \$45 per hour, no benefits. Michael Divers second the motion. Roll Call: Curtis Dietrich, yes. Michael Divers, yes. George Wessner, Jr., no. Motion carried.

Curtis Dietrich will ask Eugene McGorry to work on grant funding.

Once the new payloader is delivered to the township, the old one will go on municibid. Reserve will be put on the loader.

Michael Divers gave an update on the recreation commission. Still looking for volunteers for Night in the Country, they will be serving beer this year and have child care.

The attendees on zoom were asked if they could hear the meeting properly. There were concerns that some attendees couldn't hear. All on zoom said they could hear the meeting.

The floor was opened for public comment.

Joanne Mertz – Resident – Went to the North Whitehall meeting about the proposed 500,000 sq ft warehouse on the corner of Route 100 and Kernsville Road. Believes this is a concern for traffic in Lowhill Township as well. Wants to know if Lowhill can voice their concerns to North Whitehall. Concerned about the influx of truck traffic.

Michael Divers – North Whitehall has opted out of the multi municipal plan.

George Wessner, Jr. – There are only 47 trucks a day out of the million square foot warehouse in Orefield.

Curtis Dietrich – Discussed a regional planning commission. It would require changing the law.

George Wessner, Jr. - There is much more car traffic on Kernsville Road than trucks. 11,000 cars per day on Kernsville.

David Brooman – You can lobby your legislature. DEP should get tougher. PennDot should be lobbied through local legislature.

Carol Betz – Resident – We do it to ourselves – Amazon – FedEx, no one wants to go shopping, they order online and it all goes through a warehouse.

Hearing no more public comment, Curtis Dietrich made a motion to adjourn the meeting, then go into executive session to discuss legal matters. Michael Divers second the motion.

The Lowhill Township Board of Supervisors meeting was adjourned at 8:20 pm.

Respectfully Submitted,