

**Lowhill Township
Board of Supervisors
Joint Planning Commission, Board of Supervisors and Multi Municipal Plan Consultant Meeting
January 23, 2024**

The Lowhill Township Board of Supervisors Joint Meeting was called to order by Chairman Curtis Dietrich at 6:00 pm. This meeting was held at the Fogelsville Volunteer Fire Company. Minutes were written from the recording by Secretary Jill Seymour, who was absent. Also, present were Vice Chairman Michael Divers, Supervisor George Wessner, Jr., Engineer/Zoning Officer Ryan Christman, Solicitor Richard Sokorai, Esq., AJ Schwarts of EPD, Planning Commission members: Barry Betz, Kevin Bubbenmoyer, Susan McGorry, Larry Geiger, Stephen Lear, Jack Iananntuono, Richard Dorney.

Curtis Dietrich explained the handouts.

AJ: Gave a background on the handouts and a timeline of the adoption of the Multi Municipal Plan. Discussed our official map and Zoning 101, transfer of development rights, our zoning ordinance. He expects zoning changes and some zoning map changes. He explained the multi municipal plan and the benefits to each municipality that is in it.

AJ asked if we allow landfills. In our current zoning ordinance, we do allow them in the RC district of the township. It is under special exception. Group homes falls under the fair housing act and must be allowable in all communities as a single-family dwelling. It falls under federal law.

AJ went through the 41 typically undesirable land uses. Heidelberg has 24 on their list of CULU's. Some of them they already have that use, some they took. Lynn has 14, Washington has 15, Lowhill has 10, Slatington has 16 and Weisenberg has 12. Slatington took medical marijuana dispensary, vape shops and pharmacies, as they have those uses already. Lowhill currently allows hospitals, research institute laboratories and wholesale distribution, which are now being picked up by someone else. AJ discussed sanitary landfills. Mineral extraction will show up in all 6, falls under forestry. Quarry has to be in each community. All other residential uses not otherwise listed, bucket for anything not listed. Went don the list on the worksheet on initial principal land use discussion worksheet.

Due to Lowhill not having water and sewer, that is to our advantage. AJ continued with the list. Large retail is 50,000 sq ft. Medium is 15,000 – 50,000 sq ft. and small is under 15,000 sq ft. Square footage can be capped. Defined lumber yard as not a Home Depot, more like an 84 lumber. We can limit the size. We have propane in the township, but will put limitations in our zoning ordinance, this falls under bulk storage. Spoke about defining other zoning districts to limit other possible uses in our current districts. Will revisit bulk storage for over and under 2000 gallons. Private schools and colleges do not pay taxes. We currently have a compost facility, will cap the size. 7-11 is a convenience store, it has no gas pumps. Dollar General is commercial retail. Weisenberg has taken all versions of warehouses. Landfills are in our ordinance, Lynn decided not to take it. Ours states sanitary landfills. We will come back to this one. Mineral extraction is in MPC, everyone must accommodate.

Landfill is an allowable use; we can put stipulations. We need to find a place to allocate to in the township. Discussed DRI's and landfill can fall under that category and can put structure policies in place. Landfills are regulated by the State. All other uses not wanted by anyone in the MMP were discussed.

Conditional use goes to Planning Commission and the Board. Special exception goes to the zoning hearing board first. We can put restrictions on all criteria of uses we take that we don't necessarily want. AJ believes we have an issue with our zoning map and would like to redistrict and narrow down where certain uses can be built.

We only wells that are anywhere from 150' to 750' deep. There are worries about water contamination,

Curt Dietrich would like to discuss with all others in the MMP and talk about where all these unwanted uses make sense. Not that Lowhill is being difficult, but some do not make sense. We have very limited water and sewer. Curt will discuss at the next MMP meeting about possibly switching some undesirable uses with other townships.

This meeting will be available to listen to on the website as soon as we are set up to upload.

The meeting was adjourned at 9:02 pm by Curtis Dietrich.

Respectfully Submitted,