

**LOWHILL TOWNSHIP  
BOARD OF SUPERVISORS  
JOINT BOARD, PLANNING COMMISSION AND EPD  
JULY 24, 2024  
MEETING MINUTES**

The Lowhill Township Joint Board of Supervisors, Planning Commission and EPD meeting was called to order by Chairman Curtis Dietrich at 6:00 pm. Also present were Vice Chairman Michael Divers, Larry Geiger, Stephen Lear, Kevin Bubbenmoyer, Jack Iannantuono, Susan McGorry via zoom, Richard Dorney, Engineer/Zoning Officer Ryan Christman, Consultant Michael Siegel, AJ Schwartz, Eugene McGorry and Secretary Jill Seymour. Supervisor George Wessner, Jr. was absent.

AJ went over the zoning map and color coding. Documenting what is publicly owned. Would like the property in front of the township building as first right. AJ explained the first right of property and how to go about it.

A public notice draft was provided and will go to our solicitor for review. A draft ordinance was also provided and our solicitor will review. The official map is to be advertised separately. The zoning map shows all zones, districts, slopes, etc. and goes with the zoning ordinance.

AJ will put a formula in our zoning ordinance. Steep slopes and switchbacks were discussed. The burden would be on the developer to submit a map with land development for us to review.

AJ went through our zoning ordinance and what is being changed. He will check on self-storage to make sure high cube self-storage is not allowed.

Special uses and conditional uses were reviewed. AJ will send a table of new uses to Curtis. Distillery will be a conditional use. A conditional use goes to the Planning Commission, then to the Board. Does not need to go to the Zoning Hearing Board.

Special exceptions go to the Planning Commission for an advisory report, then to the Zoning Hearing Board. Can also do a separate ordinance for Air BNB if we choose to do so, or we can put it in our Zoning Ordinance.

Conditions start on page 69 of the draft ordinance. Special exceptions section 1080, within article 1000. This should be cleaned up, 1080 on page 84 will be housed in 900 section, article 4. This will add regional use overlay article 700, then 700-1 will change to article 800 for overlay 1 and 2.

AJ will e mail the map and zoning ordinance exhibits for the official map.

**Floor was opened for public comment. Hearing none. The next Joint Meeting will be held on Wednesday August 21, 2024 at 6 pm at the Township Building.**

**The Joint meeting of the Board of Supervisors, Planning Commission and EPD was adjourned at 8:37 pm.**

**Respectfully Submitted,**