

**LOWHILL TOWNSHIP
JOINT MEETING OF THE PLANNING COMMISSION, BOARD OF
SUPERVISORS AND EPD
JUNE 26, 2024
MEETING MINUTES**

The Lowhill Township Joint Meeting was called to order by Planning Commission Chairman, Larry Geiger. Also present were Stephen Lear, Kevin Bubbenmoyer, Jack Iannantuono, Michael Siegel, AJ, Barry Betz, Richard Dorney, Ryan Christman, Jill Seymour, Curtis Dietrich (zoom), Susan McGorry (zoom). Absent were George Wessner, Jr. and Michael Divers.

AJ from EPD went over the proposed zoning map, 8% and up slopes, environmental restrictions, flood plains, wetlands, etc. Reasonable thresholds, 25% disturbances. Example a 100-acre property, 25% I 25% and up slope. 25% can be disturbed. Garage, driveway would be 6 acres disturbed.

Michael Siegel – Consultant – Has gone through all this; DEP is restricted for septic.

AJ – DEP doesn't prohibit flattening land.

Michael Siegel – Consultant – Wanted 8% slope on the map, so when a plan comes in, you know where the slopes are and what can go in.

AJ – Proposing to add a table.

Curtis Dietrich – Chairman of the Board – Do we have 10% grade limit on driveways?

Larry Geiger – Chairman of the Planning Commission – It's 11%

Curtis Dietrich – Will this come int play with driveways up on top of a hill?

AJ – Yes it will. Could achieve within grade. May have to make driveway in a different manner.

Curtis Dietrich – Would like to keep this under advisement.

A discussion on land and what can and can't be done, ie: subdivision and land development.

AJ went over the next packet of uses and districts – RUO1 is residential. RUO2 is nonresidential. P is permitted and SE is special exceptions.

Michael Siegel suggests going through and choosing conditional use as opposed to special exception in some areas.

AJ – need to determine governing body, who makes decisions, Zoning hearing board or board of supervisors.

AJ gave a description of a special exception and conditional use.

Curtis Dietrich – Agrees to put conditions and give options to give more conditions, if necessary. Keep Zoning hearing board for variances.

AJ explained all other nonresidential uses, not listed and the section in the ordinance it would have to comply with. Read through landfill and crematory to make sure we don't want more standards. Plan must be adopted by mid-October 2024. Lehigh Valley Planning Commission will review in August.

We will hold another joint planning commission, board of supervisors and EPD meeting on Wednesday July 24, 2024 at 6:00 pm at the township building.

The Board will have to approve at the August meeting.

AJ will get me the zoning map to be approved at the July board meeting.

Floor opened for public comment. Hearing none, the meeting was adjourned.

The Lowhill Township joint meeting of the Planning Commission, Board of Supervisors and EPD was adjourned at 7:15 pm, by Chairman Curtis Dietrich.

Respectfully Submitted,