

Chairman Stephen Lear called the 543rd meeting of the Lowhill Township Planning Commission to order on Wednesday March 25, 2026 at 6:30 pm. The meeting was held in person at the Municipal Building and on Zoom. Roll call of members present: Stephen Lear, Kevin Bubbenmoyer, Jeremy Schaller, Eric Orth, Thomas Zubey, Richard Dorney and Susan McGorry via zoom. Also, present were Michael Siegel, Zoning Officer/Township Manager, Dave Alban, Engineer; Rocco Beltrami, Esq., Solicitor and Recording Secretary Jill Seymour.

Stephen Lear made a motion to approve the February 25, 2026 meeting minutes, as written Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Dollar General Preliminary/Final Plan Dated March 10, 2026

Stephen Lear made a motion to review the Dollar General Preliminary/Final plan dated March 10, 2026. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Waiver request 3.202 – Preliminary Plan.

Kevin Bubbenmoyer asked if we are giving anything up by going to preliminary/final, as it has been a long time since they have seen the plan.

Stephen Lear – No, we don't lose anything and can still have a discussion.

Susan McGorry – Does Mike Siegel have any concerns going with preliminary/final?

Michael Siegel – No concerns. They have all outside agency approvals. Applicant has done everything we have asked them to do. It has met criteria to go preliminary/final.

Thomas Zubey made a motion to approve waiver request 3.202 to go to the Board of Supervisors – Preliminary Plan. Requested for waiver of preliminary plan process with the Township and have a combined approval process due to the scale and nature of the project to do preliminary/final land development processing in a single decision versus a preliminary approval prior to submission of a final plan. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Waiver request 4.700 – Required improvements.

Stephen Lear – If we grant this, can we still have conversation tonight on things such as shrubbery in the rear to shield the dumpster? Does this eliminate street trees?

Michael Siegel – They are asking for a waiver for street trees. They don't benefit the township, it's a PennDot road, plus they would be short trees due to the power lines. I'd like to see trees, but in front of the building as opposed to the shrubbery. Would like to see what the developer has to say.

Curtis Dietrich – Must action be taken on the waiver immediately?

Rocco Beltrami, Esq. – It can wait until after the discussion.

Eric Orth – Is it long term on waiving sidewalks and curbs?

Stephen Lear – Unknown at this time. PennDot doesn't like curbs and sidewalks. We don't know the outcome of warehouses at this time.

Kevin Bubbenmoyer – The lifespan of curbs and sidewalks isn't that long in PA.

Susan McGorry – Has marketing data been shared by Dollar General in this area?

Kevin Bubbenmoyer – I don't believe it's a requirement.

Annette Dadura – Lowhill Township – Will it be handicap accessible?

Michael Siegel – Not from the road, but it will be from the parking lot.

Terry Lenhart – Lowhill Township – Will this waiver hinder our ability to bargain with the warehouse developer across the street?

Stephen Lear – We are not getting into a warehouse discussion, Penndot has the final say on curbs and sidewalks on state roads.

Thomas Zubey – What I have in front of me is final for what the store will look like?

Michael Siegel – Depending on discussions with developer.

Chris Schaffer – Larson

Chris McQuen – Foundry Real Estate

Stephen Lear asked about faux stone at the bottom of the building, in the front.

Chris McQuen – It's possible, currently it is patterned.

There was a discussion about trees along Kernsville Road and Orchard Road.

Michael Siegel – Showed an AI photo of a potential building with trees in front of the building and a small copula on the roof.

Chris McQuen is concerned about moving the building back and grading. Not against putting a hedgerow or other ornamental trees in front of the building.

Michael Siegel – Recommends tree plantings around the infiltration basin. Color schemes and stone facia were also discussed.

Rocco Beltrami, Esq. – Procedurally, with all the asks, how would the conditional approval go to the Board of Supervisors?

Kevin Bubbenmoyer – these are all asks, so it wouldn't be a condition, they are willing to work with us on colors, etc.

Chris McQuen – The spirit of what was provided, with minor color changes, etc, we are willing to work with you.

Thomas Zubey – Is this store larger than other stores?

Chris McQuen – No, it's an illusion due to where it will be sitting on the land.

Kevin Bubbenmoyer – Recommends trees in the rear of the building as opposed to the front.

Stephen Lear – The drain field is shown where parking would be. Would like it shown on the plans that no earth disturbance will occur in this area.

Chris Schaffer – That can be done. Will make sure it is on the plan.

Thomas Zubey made a motion to approve waiver request 4.700 to the Board of Supervisors– Required Improvements and Construction Standards. Requested to waive the requirements for concrete curb, sidewalk, crosswalk markings, ADA ramps and features along with other roadside plantings and improvements. As part of the consideration, a dumpster enclosure, secondary sewage field and upgraded building façade will be provided as part of the project for the Township's approval. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Thomas Zubey made a motion to recommend conditional approval of the Dollar General preliminary/final plan contingent on good faith working with the township engineer and township manager on landscaping, architectural and moving the parking spaces where the secondary septic will be and no earth movement in that area. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Highland Road Major 15 Lot Subdivision – Sketch Plan dated February 24, 2026

Thomas Zubey made a motion to review the Highland Road Major 15 Lot Subdivision Sketch plan dated February 24, 2026. Jeremy Schaller second the motion. Roll call: All yes. Motion carried.

Marty Smith of Pany & Lentz Engineering and Kevin Gaeta – owner were both present.

Michael Siegel explained the intent of this project, reviewed comments from the engineer and manager.

Stephen Lear – Question on the Cul de sacs. They are a headache for snow removal. Must show a snow removal easement.

Marty Smith – We haven't got there yet. Will use the township's guide on the size of the Cul de sacs.

Stephen Lear – Discussed water conditions, drought flow rate, etc. with wells in the area.

Michael Siegel – a few lots are not 3 acres due to steep slopes, would need a variance, as that is a hardship.

Marty Smith – Lot 15 is an existing house.

Curtis Dietrich – Have you had discussions on school bus service in this development? School buses will not go into Cul de sacs.

Marty Smith – Would be part of land development, would put an easement for snow removal. Next step is the Conservation District, storm water management, sewage enforcement.

Old Village Road Minor 2 Lot Subdivision – Preliminary Plan dated February 12, 2026

Andy Ernesto and Chris Snyder were present.

Chris Snyder – These lots would be used exclusively for hunting.

Dave Alban – Show the right of way line. Township would want it preserved for future use.

Chris Snyder – The deed is written that way, we are not dedicating anything.

Dave Alban – Will be submitting to DEP for a waiver, since they are non-building lots, concrete monuments do not need to be placed, just pin the rest.

Chris Snyder – We can try to pin as much as possible, due to the steep slopes. Would put one concrete monument at the property line.

Kevin Bubbenmoyer made a motion to approve the waiver request 203.C to the Board of Supervisors. A waiver was requested to submit subdivision plan as preliminary/final. Jeremy Schaller second the motion. Roll call: All yes. Motion carried.

Kevin Bubbenmoyer made a motion to approve waiver request 514 to the Board of Supervisors. A waiver is requested to only mark right of way line at new property line intersection. Eric Orth second the motion. Roll call: All yes. Motion carried.

Kevin Bubbenmoyer made a motion to conditionally approve Old Village Road Minor 2 Lot Subdivision – Preliminary/Final plan dated February 12, 2026 contingent upon satisfaction of the Township Engineers letter and satisfaction on comment #14 of the Township Manager's letter. Thomas Zubey second the motion. Roll call: All yes. Motion carried.

The floor was opened for public comment. Hearing none, Thomas Zubey made a motion to adjourn. Eric Orth second the motion. Roll call: All yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 8:00 pm.

Respectfully Submitted,