

Chairman Larry Geiger called the 527th meeting of the Lowhill Township Planning Commission to order on Wednesday May 29, 2024 at 7:00 pm. The meeting was held in person at the Municipal Building and on ZOOM. Roll call of members present: Larry Geiger, Stephen Lear, Jack Iannantuono, Kevin Bubbenmoyer. Susan McGorry, Richard Dorney and Barry Betz were absent. Ryan Christman, Engineer/Zoning Officer and Jill Seymour, Recoding Secretary were also present. This meeting was advertised and conducted in accordance with Act 15.

The April 24, 2024 meeting minutes were approved as written.

7618 Carpet Road – Weathered Vineyards Sewage Planning Module:

Ryan Christman reviewed Chris Noll's letter dated April 24, 2024. The majority of this project is in Weisenberg Township. Lowhill Township has already approved and issued a permit for the driveway. The DEP requires both townships to sign off on the sewage planning module.

Stephen Lear made a motion to conditionally approve the sewage planning module once there is a conference call with Brian Carl of Weisenberg Township to fill out the questions in component 4A prior to the Board of Supervisors meeting. Jack Iannantuono second the motion. Roll call: All, yes. Motion carried.

2766 Route 100 – Core5 Sewage Planning Module:

Ryan Christman reviewed Chris Noll's letter dated May 29, 2024. There are items that need to be addressed prior to signing. Once they are addressed, the module will come back to the planning commission.

Stephen Lear made a motion to table the Core5, 2766 Route 100 sewage planning module. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

3143 Highland Road – Minor Subdivision – Final Plan dated 11/30/2023:

Matthew Mack of Mack Engineering was on zoom. This is a 3-lot subdivision. He would like a waiver of scale, section 3.302B to allow 1" = 60'. This would allow the entire site to fit on the plan. Ryan Christman has no concerns with his request. Lot 1 has frontage on Horseshoe Road.

Stephen Lear made a motion to grant the waiver of scale request. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

Stephen Lear made a motion to table until all comments are answered. Jack Iannantuono second the motion. Roll call: All, yes. Motion carried.

6689 Hollenbach Road – Minor Subdivision – Sketch Plan dated 5/21/2024:

Intend to subdivide 2 acres off 6641 Hollenbach Rd. and use the existing well. There will be a new septic system. Once constructed, the existing mobile home on 6689 will be removed.

Larry Geiger made a motion to accept the sketch plan for review. Richard Dorney second the motion. Roll call: All, yes. Motion carried.

All land development is in Lowhill Township. Heidelberg will be notified, due to the existing mobile home is located in Heidelberg Township. Chris Oleniacz from JHA was present. The plan will go to preliminary.

SW Side of Kernsville Road, Intersection of Orchard Road – Dollar General preliminary/final plan dated 5/13/2024:

Stephen Lear made a motion to accept the preliminary/final plan for review. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

Jared Specht from Larson Design and Ben Syput from Penntex Ventures were both present. Ryan Christman reviewed his letter dated 5/23/2024. They currently have no letters of approval from any outside agency.

Stephen Lear made a motion to deny the preliminary/final plan by reason of Keystone Consulting Engineers letter dated 5/23/2024 and Consultant Mike Siegel's letter dated 5/24/2024. Larry Geiger second the motion. Roll call: All, yes. Motion carried. (see attachments 1 & 2)

Ben Syput – Will resubmit after outside agency submit letters as a preliminary plan. There are no codes stating architectural design in our ordinance – this is currently proposed as a normal Dollar General.

Mike Siegel – Scope of building doesn't match our comprehensive plan. We are rural and would like to see all buildings blend into our rural look.

There was a discussion on issues with the parking lot. Larry Geiger spoke about trees and landscaping to buffer head lights.

Mike Siegel asked them to provide the Township with a 90-day extension in writing.

There was a discussion on storm water. Mike Siegel believes that the parking lot should be part of the infiltration system.

Jack Iannantuono has taken photos of several other Dollar General stores and notes that they are not well kept as far as mowing, weeding, etc.

Ryan Christman – We could pull their occupancy permit if they don't comply.

There was a short discussion on our comprehensive plan stating building must look presentable by rural standards.

Curtis Dietich was present to give an update on our multi municipal plan status. EPD would like a date to present final recommendations on CULU's with the Board and

Planning Commission. June 26, 2024 at 6:00 pm, before the Planning Commission meeting was decided as the date. This will be an advertised meeting.

Mike Siegel gave an update on the status of our SALDO update.

Public Comment:

Terry Lenhart – Resident – Concerned about the look of the Dollar General building.

Stephen Lear – Not keeping up with new Township e mail, will talk to Kevin Bubbenmoyer about melding his e mail addresses.

Wayne Schaeffer – Resident – Morganland Church’s sexton house has issues with their drainage field.

Ryan Christman – That is a civil matter.

Stephen Lear made a motion to adjourn. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 8:24 pm.

Respectfully Submitted,



LOW-23-007

May 23, 2024

Lowhill Township Planning Commission
7000 Herber Road
New Tripoli, Pa. 18066

- RE: Dollar General Land Development Plan – Preliminary / Final Plan
- LOCATION: Kernsville Road
- ZONING: RV – Rural Village District
- PROPOSED: Dollar General Store
- SUBMISSION:
- Plan sheets CO, C1, C1.1, C2, C3, C4, C5, C6, PH1.1, D1 thru D4, dated May 13, 2024, as prepared by the Larson Design Group.
 - Phase 1 Environmental Site Assessment Report dated December 6, 2023, as prepared by Environmental Alliance, Inc..
 - Phase 2 Environmental Site Assessment Report dated January 10, 2024, as prepared by Environmental Alliance, Inc..
 - Post Construction Stormwater Management Narrative dated May 13, 2024, as prepared by the Larson Design Group.
 - Waiver Request Letter dated May 14, 2024, as prepared by the Larson Design Group.

Project Summary:

The plan proposes the land development of a 10,640 square foot Dollar General store with associated storm water management and parking.

Comments:

Subdivision and Land Development Ordinance:

1. A waiver for preliminary/final plan review shall be requested. (§3.203.a)

2. The plan set did not include Erosion and Sedimentation Control plans. The applicant shall verify that plans have been sent to the Lehigh County Conservation District for review and permitting, plans shall also be submitted to the Township for review and comment. (§3.202)
3. Lehigh Valley Planning Commission, Lehigh County Conservation District, PennDot HOP and NPDES DEP reviews and permitting shall be provided. (§3.202.b)
4. Sewage planning shall be provided and reviewed by the Township SEO. (§3.302.f)
5. The engineer review signature block shall be removed from the cover sheet.
6. The signature block line for the Township Supervisors shall be revised to read Lowhill Township, not Borough Council.
7. One of the C-1 sheets shall be noted C-1.1.
8. Additional right of way dedication shall be shown on Orchard Road. (§3.304.d). Submit copies of the plat and description for review and dedication recording to the Township.
9. The existing right of way and cartway widths shall be noted and dimensioned on Kernsville Road and Orchard Road. (§3.301.g)
10. The Township Solicitor should review the LL Owner Adoption signature block for any comment.
11. Rights of way or other restrictive covenant which might affect land development shall be noted on the plan. General land development note #2, on sheet C-1, referencing the title search shall be confirmed. (§3.301.d, §3.303.l, §3.302.e)
12. Note #13 in the general land development notes on sheet C-1, shall include all "Lowhill Township standards and specifications."
13. The Conservation District reference in the operation and maintenance procedures on sheet C-1, shall be corrected to read Lehigh, not Mercer County.
14. Notes #13 and #14 under construction notes, on sheet C-1.1, shall be clarified, or removed.
15. Concrete monuments shall be set in accordance with (§4.703.a)
16. No topsoil shall be removed from the site. A note shall be placed on the plan. (§4.202.b)
17. Utility easements shall be shown on the plan. The grading on the western property line will be affected by the easement and shall be revised. (§4.206)

18. Sanitary sewer lateral inverts shall be shown on the plans.
19. The applicant has requested waivers of the following:
 - a. §3.302.b Plans should be drawn at a scale of one inch equals 50 or 100 feet provided all courses, metes, bounds and other information can be legibly and accurately presented on the plan. The request is for the plan to be drawn at a scale of one inch equals 25 feet.
 - b. 306 Release rates for the Coplay Creek, Jordan Creek, and Trout/Bertsch Creeks Act 167 study areas. A 30% release rate for the 2-year storm and 100% for the 10, 25, and 100-year storm events. The request is to allow for greater than a 30% release rate for the 2-year storm for DP001.A in the Jordan Creek.
20. Environmental Alliance, Inc. (Alliance) prepared Phase I and Limited Phase II Site Assessment Reports. According to the Limited Phase II Site Assessment, Alliance concluded historic use of the site did not result in impacted surface soil at the site above the PADEP Non-Residential Statewide Health Standards. Alliance recommended no further investigation. KCE recommends that if this property is used as a donor site for fill material to be transported to another site, the PADEP Management and Fill Policy (258-2182-101) shall be followed to determine if the site soils, associated with historic use of the property as an orchard, are classified as clean fill, which is equivalent to the PADEP Residential Statewide Health Standards, or regulated fill which is equivalent to the PADEP Non-Residential Statewide Health Standards. The following note shall be placed on the record plans, "If this property is used as a donor site for fill material to be transported to another site, the PADEP Management and Fill Policy (258-2182-101) shall be followed."

Stormwater Ordinance

1. An NPDES permit and determination by the Lehigh Valley Planning Commission that the proposed stormwater management plan is Act 167 compliant will be required. (Stormwater Ord. §302.A. and 404)
2. Provide evidence that PennDOT has received the proposed design and found acceptable the proposed discharges directed at their Kernsville Road right-of-way. (Stormwater Ord. §302.A.4 and 5)
3. Provide all applicable permits to the Township upon approval. Copy this office on all permit related correspondence.
4. Provide a plan showing Erosion and Sedimentation controls (Ord. 2012-1 and Stormwater Ord. §303).
5. Provide the Rational Method calculation for required Water Quality Volume (Stormwater Ord. §304.B.)

6. Verify no wells exist within 100' of the proposed infiltration basin. (Stormwater Ord. §304.I and 403.B.15)
7. 2-year post-development release rates may not exceed 30% of predevelopment release rates. A waiver has been requested from Section 306; this waiver should also cite Section 304.T. We have no objection to a waiver of this requirement provided runoff volume is reduced in post-development as proposed, consistent with Section 306.M. (Stormwater Ord. §304.T and 306)
8. The spillway elevation for Basin 2 does not meet the freeboard requirement above the routed 25-year (1 ft) and 100-yr (0.5 ft) water surface elevation. (307.H)
9. We offer the following comments on the calculations and assumptions used in the stormwater design (Stormwater Ord. §403.C.2).
 - a. Provide stormwater management for any required frontage improvements in the overall PCSM design.
 - b. Provide 100-year conveyance calculations for Channel 1 and the roof leaders. (Stormwater Ord. §307.P)
10. We offer the following comments on the stormwater details (Stormwater Ord. §403.C.4).
 - a. Existing soil at the proposed basin bottom is sandy gravel that drains rapidly, exceeding maximum permitted infiltration rates. Identify soil material and depth proposed in the basin to support proposed vegetation and to hold water long enough to filter and support biological treatment of stormwater prior to draining into the sandy gravel. (Stormwater Ord. §304.I and 307.C)
 - b. Address conveyance capacity and non-erosive flows between the basin discharge, culvert and spillway swale, and the receiving culvert under Kernsville Road.
 - c. Show roof downspout connections and cleanouts for the collection line.
 - d. Verify enough cover is provided over proposed parking lot culverts to accommodate traffic loading for the pipe and inlets.
 - e. Verify with spot elevations and/or contours the drainage area boundary:
 - of western area tributary to Inlet 2;
 - between Post A Bypass and Post Basin areas in the parking lot;
 - between Post A Bypass and Post B Bypass areas in the grass;
 - between Post Basin and Post B Bypass behind the building and concrete pad. Show drainage away from the building.
11. Provide an access easement from the right-of-way to and around the proposed culverts and infiltration basin. (Stormwater Ord. §403.B(13))
12. Provide copies of the PCSM Plans. Maintenance obligations must be addressed on a Record Plan, and a record plan should reference the PCSM narrative that was prepared.

(Stormwater Ord. §403.D, §702 and §706)

13. The Applicant shall enter into an operations and maintenance agreement with the Township addressing all proposed privately-owned stormwater management facilities. Agreement language shall be subject to review and approval by the Township Solicitor. The agreement, operations and maintenance plan, and easements shall be recorded in the Lehigh County Recorder of Deeds Office. (Stormwater Ord. §704, §705 §706, and Appendix E).
14. All fees shall be paid and agreements entered into, prior to plan recording. Recreation fee is \$1,500.00, per Lowhill Township Fee Schedule Resolution No. 24-1.

Zoning Ordinance

1. The proposed land use of retail, is a permitted use in the RV District. (§541.10)
2. The sign location and size shall be submitted for permitting. (§940)
3. A truck turning template shall be applied to the truck loading isle. It appears that an exiting truck will have difficulty making the turn on the driveway, particularly with a car parked in the end parking space. (§930)
4. The applicant shall submit options for architectural exterior building styles and finishes for review and approval by the Township.

Due to the number and magnitude of comments contained herein, this office reserves the right to make additional comments upon receipt of revised or additional plans, reports, and required supplemental information for the project with subsequent submissions.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

Lowhill Township Engineers



Ryan D. Christman, C.B.S.I., C.S.I.
Township Engineer Representative

cc: Jill Seymour, Township Secretary (email)
David Brooman, Esq., Township Solicitor (email)
Board of Supervisors (email)
Larson Design Group, Christopher Sheaffer (email)
PTV 1383, LLC, Ben Syput (email)

To: Lowhill Planning Commission

Date: May 24, 2024

Subject: Proposed Dollar General Store at Kernsville Rd. Preliminary/Final Plan

Dear Planning Commission Members:

I offer the following items for your consideration at this time:

1. The applicants plan does not conform with policies of the recently adopted 2022 Northern Lehigh Multi-Municipal Comprehensive plan for the following reasons:

a. The proposed plan must exhibit specific design principles under Policy 4.1 of the Northern Multi-Municipal Comprehensive Plan that reflect and represent local architectural characteristics of the exurban environment for the Lowhill RV zoning district for the building such as a specific siding facade, stone facade, window treatments, peaked roof, cupola, windmill and other specific rural architectural features.

b. All parking placement stalls should be located for the rear and sides of the building if possible. The parking lot should be reconfigured. The proposed loading dock should also be in the rear of the building to maintain vehicle accessibility to all side parking stalls at all times. The applicant must provide a truck turning template to clearly demonstrate that supply truck deliveries will not impinge on customer parking stalls.

c. Additional landscaping and streetscaping should be provided for this project that mimic the rural characteristics of the exurban RV zoning district. Examples would be additional planters, dark sky village type lighting designs, outdoor signage and outdoor seating.

d. The design of the proposed trash receptacle/dumpster area should be aesthetically pleasing. Tan or white colored vinyl plank eight (8) ft fence with lockable gates is encouraged with additional landscaping buffering. The proposed dumpster area should be separated from the truck delivery areas.

e. A shopping cart corral should be provided for this retail store within the parking lot.

f. Specific planting requirements and design for the infiltration basin should be shown on the landscaping plan. Additional stormwater BMPs reflecting "greening BMP's of the site such as rain gardens, green roof are recommended by policy of the 2022 Northern Lehigh Multi-Municipal Comprehensive plan.

2. The Lehigh Valley Planning commission review letters for this land development application to determine consistency with the 2019 Future LV Comprehensive Plan and the Jordan Creek Act 167 Stormwater Drainage Plan as amended have yet to be received by the township. I recommend this land development application be tabled for recommendation of approval to the Board of Supervisors until such time these agency letters are received and reviewed by the Lowhill Planning Commission.

3. A copy of the NPDES Individual Stormwater Permit for Construction Activities permit and the LCCD erosion control plan were not submitted to the township at the time of this review. The

township has yet to receive a copy of the initial technical deficiency letter from PADEP/LCCD to determine consistency with the current township stormwater ordinance and other applicable township ordinances. Again, I recommend that this application be tabled for recommendation of approval to the Board of Supervisors until these outside agency review letters are received and reviewed by the Lowhill Planning Commission.

4. Times of operation of the Dollar General Store should be shown on the applicants plan. Additional time restrictions for truck deliveries should be shown as well on the plan. Merchandise stored on sidewalks for sale in front of the store should be prohibited for fire safety reasons. All propane storage must be located on the side of the building and not in the front of the store with the appropriate bollards.

5. An additional landscaping buffer is recommended in the rear of the store to keep obtrusive vehicle headlight glare from shining on the residential properties to the east of the property and to reduce noise issues from the operation and deliveries for this retail store.

6. Proposed signage including building facade signage must be provided to the township for this land development plan.

7. Proposed building elevations and architectural rendering designs are recommended to be presented to the Lowhill PC for review and approval.

8. The latest PennDot scoping meeting minutes and with specific discussion involving the PennDot HOP for the applicants plan must be provided to the Lowhill PC for their review. Turning lanes and deceleration lanes maybe required by PennDot.

9. Specific dark sky lighting details should be shown on the applicants plan.

10. The applicant should provide additional discussion to the Lowhill PC on proposed fire suppression, security and energy designs for the building.

11. I am recommending this preliminary/final plan be reviewed as a preliminary plan only. There are too many outstanding planning/zoning and outside agency issues at this time for this plan to be considered for final plan approval. Furthermore, I am also recommending the applicant to provide the Township with a least one 90 day extension for the preliminary plan review as I do not anticipate technical review letters from the outside agencies within the next 45 days. Further 90 day plan extensions maybe needed.

Respectfully submitted,

Michael Siegel, Planning Consultant Lowhill Township