

Chairman Stephen Lear called the 540<sup>th</sup> meeting of the Lowhill Township Planning Commission to order on Wednesday October 29, 2025 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, Susan McGorry(zoom), Richard Dorney, and Eric Orth. Ryan Christman, Engineer. Also, present were Michael Siegel, Zoning Officer/Township Manager and Recording Secretary Jill Seymour.

Absent were: Jeremy Schaller and Thomas Zubey.

Stephen Lear made a motion to approve the July 30, 2025 meeting minutes, as written. Kevin Bubbenmoyer second the motion. Roll call: all yes. Motion carried.

Stephen Lear stated that the bulk container ordinance, property maintenance ordinance and open space ordinance are the only ones on the agenda that will be discussed this evening.

#### Bulk Container Ordinance:

Stephen Lear asked if this applies to existing trailers used for storage.

Mike Siegel – Only pertains to rentals.

Kevin Bubbenmoyer is not a fan of this ordinance. If the container is used for construction, the 30-day restriction is too excessive and having to get a \$100 permit every 30 days is also excessive. Needs to have reasonable accommodations.

There was a discussion on defining dumpster, open top for disposal and storage and when a permit is required.

Curtis Dietrich – Has a problem he is trying to solve – Duration, hoarder, etc. Take the term “POD” out and replace with any storage unit.

Kevin Bubbenmoyer – How could we have owners have insurance for dumpsters they don’t own. Keep them off the road so the Township isn’t liable. Concerned about vague description of offensive odor and 24 hours to remove.

#### Property Maintenance Ordinance:

Eric Orth – would like to review the property maintenance code.

Mike Siegel – will put it out for all to review.

Stephen Lear – Add Autumn Olive to invasive weeds. Change 6” to 8” on weeds and change set back to 30’ from inhabitable area.

Stephen Lear would like to talk about the Environmental Advisory Council instead of the Open Space Ordinance.

Mike Siegel – Composed of 3 – 5 people. To protect the rural nature, wetlands, steep slopes, open space, NPDES, etc. It's usually one board member, one PC member and 3 others. Meets once a month or quarterly.

Kevin Bubbenmoyer and Stephen Lear feel that it overlaps, as the PC reviews environmental issues. Would like to know more about the roles, etc. before moving forward.

Curtis Dietrich would like Donna Wright from Farmland Preservation to come in and discuss Open Space and Farmland Preservation.

Mike Siegel will schedule a joint PC and Board meeting with Donna Wright.

Next meeting will be Dollar General and updates on property management and bulk container ordinances and possibly the open space ordinance.

The floor was opened for public comment.

Jack Iannantuono – Dollar General is on for November and issued an extension to February 2026. Why are they on the agenda?

Ryan Christman – They submitted the form to the township to have an extension until February 13, 2026, but can come in any time before that date.

Terry Lenhart – Lowhill Township – Are they manufacturing at the Tin Rooster?

Mike Siegel – No they are not.

Hearing no other public comment, Kevin Bubbenmoyer made a motion to adjourn. Richard Dorney second the motion. Roll call: all yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 8:05 pm.

Respectfully Submitted,