

Chairman Stephen Lear called the 539th meeting of the Lowhill Township Planning Commission to order on Wednesday July 30, 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), Jeremy Schaller, Richard Dorney, and Eric Orth. Absent was Ryan Christman, Engineer. Also, present were Michael Siegel, Zoning Officer/Township Manager and Recording Secretary Jill Seymour.

Kevin Bubbenmoyer moved to approve the June 25, 2025 meeting minutes, as written. Richard Dorney second the motion. Roll call: All yes. Motion carried.

Daniel & Jaime Heintzelman – 7293 George Road Minor Subdivision – Sewage Planning Module
Stephen Lear reviewed Ian Stoudt's letter dated 7/18/2025 from Keystone Consulting Engineers.

Thomas Zubey moved to approve the Sewage Planning Module for Daniel & Jaime Heintzelman – 7293 George Road – Minor Subdivision and forward to the Board of Supervisors for review. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Zoning Ordinance Clean up review:

Stephen Lear had some questions on redundancy.

Michael Siegel – reviewed the changes and updates to the Zoning Ordinance. Definition clarifications. No principal uses changed.

There was a discussion on unnamed tributaries (streams). All are under high quality at this time. Must flow 365 days a year for DEP to consider naming them.

Michael Siegel discussed in law suits. Deed restrictions for after in laws are no longer living in the home.

Jeremy Schaller – How is it enforced?

Michael Siegel – We won't actively be looking. Would be caught at time of sale or inspection.

Discussion on way for home owner to keep in law suite and not be able to rent. Family could use but not rentable.

Curtis Dietrich – Recommendation on short term rentals.

Michael Siegel – Written as special exception. Could put in overlay districts as conditional use and that will end it. Should we define short term rentals or just prohibit use?

Was agreed to put as prohibited use at this time.

Some grammatical errors were found. Michael Siegel will change them.

Richard Dorney – Asked a few questions and was given clarification.

The floor was opened for public comment, hearing none, moved on with the agenda.

Susan McGorry made a motion to recommend to the Board of Supervisors to review the Zoning Ordinance changes, including approved changed. Thomas Zubey second the motion. Roll call: All yes. Motion carried.

Kevin Bubbenmoyer made a motion to adjourn the meeting. Thomas Zubey second the motion. Roll call: All yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 8:01 pm.

Respectfully Submitted,

The Lowhill Township Planning Commission meeting was adjourned at 8:08 pm.

Respectfully Submitted,