

Chairman Larry Geiger called the 529th meeting of the Lowhill Township Planning Commission to order on Wednesday July 31, 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, Kevin Bubbenmoyer, Barry Betz, Susan McGorry, and Jack Iannantuono. Richard Dorney was absent. Also present were Ryan Christman, Engineer/Zoning Officer, Michael Siegel, Consultant and Jill Seymour, Recording Secretary.

The June 26, 2024 meeting minutes were approved as written.

Larry Geiger asked the planning commission members to change the agenda to have Specialty Cars – 2945 Corporate Court – at the top of the agenda. Hearing no objection, carried the switch.

2943 Corporate Court – Specialty Cars Service Center – Land Development – Special Exception – Sketch Plan dated 07/17/2024.

Present for Specialty Cars were developer Mark Bradbury, Owner Mark Burkit, owners son Nick Burkit and Solicitor Kevin Danyi.

Mark Burkit gave a background on his business, which currently resides in East Allentown and has for 35 years. This is a specialty car shop, working only on Porsche cars. This is a family owned and operated business with only three employees. Customer cars are kept inside. They also provide state inspection and emission, only for Porsche cars. The owner holds a dealer's license, for which he may sell only a few cars a year and none are kept outside with a for sale sign.

Stephen Lear made a motion to accept the sketch plan for review. Barry Betz second the motion. Roll call: All, yes. Motion carried.

Ryan Christman went over his review letter dated 7/26/2024.

This is a special exception use, which will need to go in front of the Zoning Hearing Board.

All perc tests have been completed.

Mike Siegel went over his review letter dated 7/28/2024.

There will be a sign on the building, not a free-standing sign.

They are only requesting four parking spots, as they will not park any vehicles, they are working on out in the parking lot.

This is a 1.29-acre lot, they will keep the earth disturbance under one acre if possible.

Larry Geiger said that after they go to the Zoning Hearing Board, if they receive their special exception, they would submit a preliminary plan to the Planning Commission.

The Planning Commission will forward the Keystone Consulting Engineer's and Michael Siegel's review letters to the Zoning Hearing Board for review.

Stephen Lear made a motion to have Specialty Cars Service Center – 2943 Corporate Court – to submit to the Zoning Hearing Board. Barry Betz second the motion. Roll call: All, yes. Motion carried.

Attorney Danyi asked if he we could send Mr. Burkit a procedure letter. Ryan Christman will send a letter on how to proceed.

6689 Hollenbach Rd – Landis Mindo Subdivision – Preliminary Plan dated 6/18/2024.

Matt Tomazic from JHA was present on zoom. He is working on the comp 1 planning module and gave a little background on this minor subdivision.

Stephen Lear made a motion to accept the preliminary plan for 6689 Hollenbach Road – Minor subdivision for review. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

This is a 56.71-acre parcel. 2 acres will be split off to construct a new modular home. The existing driveway will be used and is also a multifamily driveway.

Ryan Christman went over his review letter dated 7/26/2024. And Heidelberg Township's review letter dated 7/25/2024. The existing home is in Heidelberg Township. Once the new home is built and they can move into it, the existing home in Heidelberg Township will be removed. The existing driveway will be allowed to be used. The slopes shown on the plan are acceptable. They will use the existing well, but will install a new septic.

The old septic will have to be capped. And DEP would like a sewage planning module for both Lowhill and Heidelberg Township.

Kevin Bubbenmoyer made a motion for a conditional approval of the preliminary plan for 6689 Hollenbach Road – Landis Minor Subdivision, contingent upon the review letter from Keystone Consulting Engineers and Heidelberg Township's review letter dated 7/25/2024. Stephen Lear second the motion. Roll call: All, yes. Motion carried.

2766 Route 100 - Core5 – Sewage Planning Module – Component 4a

Larry Geiger reviewed the answers on component 4a of the sewage planning module. Pennoni did not address Keystone Consulting Engineers letter dated 5/29/2024 prior to the Planning Commission filling out the 4a component. Pennoni's letter is dated 6/24/2024 and Keystone Consulting Engineers answered with their letter dated 7/11/2024. A few things still need to be addressed.

Stephen Lear made a motion to sign the Core5 – 2766 Route 100 – Sewage Planning Module component 4a and forward to the Board of Supervisors. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

Mike Siegel gave a SALDO update. Will send a link to the planning commission members for the MPC for them to review and see why some things will change in the SALDO, so they have an understanding of why things are done. He is meeting with the LVPC about the Act 167 Stormwater ordinance. It appears they would like to have control over Act 167, which would take it away from the municipalities. The proposed Zoning Ordinance updates were reviewed. Mike found a few errors that need to be corrected, everything else is updated to what was discussed.

The official map and the zoning map will go to the Board of Supervisors for approval for advertisement.

Stephen Lear made a motion consistent with the ordinance update on the agenda to forward the official map and the zoning map to the Board of Supervisors for advertisement. Barry Betz second the motion. Roll call: All, yes. Motion carried.

There is no public comment.

Barry Betz 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 8:47 pm.

The next Planning Commission meeting will be on Wednesday August 28, 2024 at 7:00 pm at the municipal building.

Respectfully Submitted,

**Jill Seymour
Recording Secretary**