

**LOWHILL TOWNSHIP
JOINT BOARD OF SUPERVISORS & PLANNING COMMISSION
SEPTEMBER 10, 2026
MEETING MINUTES**

The Lowhill Township Joint Board of Supervisors and Planning Commission meeting was called to order at 6:30 pm by Chairman of the Board, Curtis Dietrich. Also, present were Vice Chairman Michael Divers; Supervisor Jack Iannantuono, Stephen Lear, Kevin Bubbenmoyer, Susan McGorry, Eric Orth, Richard Dorney, Jeremy Schaller, Manager Michael Siegel; Engineer David Alban; Solicitor Rocco Beltrami, Esq.; and Secretary Jill Seymour. Thomas Zubey was absent.

After the Pledge of Allegiance, there were no agenda modifications. Michael Divers made a motion to approve the agenda. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. There was an executive session on August 27, 2026 at 6 pm to discuss the waterline trial. Michael Divers made a motion to approve the August 13, 2026 Joint Board of Supervisors and Planning Commission meeting minutes, as written. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. Michael Divers made a motion to pay the monthly bills, as submitted. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Jack Iannantonio gave his treasurers report, we ran a deficit of \$8000 last month due to the culvert replacement and a \$22,000 dollar deficit year to date. We will start applying for reimbursement from the grant we received for the ACT 537 plan.

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

Ordinance 2026-5 – Amendment to the Zoning Ordinance Data Center Regulations:

Michael Siegel – This was tabled last month to change verbiage, etc. He made a data center press release so it's easier to understand.

Rocco Beltrami, Esq. – In PA you can have two types of exclusionary ordinances. He explained the changes made to the ordinance.

Michael Divers – Asked about tier 1, picture shows a shed.

Michael Siegel – Explained home owners could have a small nodule inside, alone with internet and a small generator. First two tiers do not require cooling.

There was a discussion on data center tiers, cooling and verbiage.

Susan McGorry – Explained the wattage each would take.

House: 5-15 kw

Small Office – 10-30 kw

Small Restaurant – 30-50 kw

Grocery Store – 100-500 kw

Manufacturing Facility – 500 kw – 10 mw
Data Center – 10 mw – 100 mw

Rocco Beltrami, Esq. – Explained what each Data Center would take.
De Minimis Residential Compute System – Up to 10 kw
Distributed Compute Node System – up to 50 kw
Edge Computing Facility – up to 50 kw
Hyper Digital Infrastructure Facility – Above 50 mw

Kevin Bubbenmoyer – What authority do we have to ask them to report energy usage?

Rocco Beltrami, Esq. – Wwe do, to make sure it doesn't interfere with any one else's energy supply. More of an information gathering. We don't have authority to regulate, but could send information on to the proper authority.

Curtis Dietrich – So you'll change the press release model to match our regulations?

Michael Siegel – Yes.

Curtis Dietrich – Mentioned Governor Wolf stating anything over 35 mw.

Rocco Beltrami, Esq. – Believes it's 50 mw on the state level.

Curtis Dietrich – Actually 25 mw for grid requirements. Anything over 10 mw would have to report energy and water consumption.

Planning Commission:

Stephen Lear – Definitions are extremely clear.

Susan McGorry made a recommendation to move forward and send to the Board of Supervisors for review. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to advertise Ordinance 2026-5, with the minor adjustments discussed. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Upper Macungie Lot Line Adjustment – Nancy Lehle.

Upper Macungie Township dropped off paperwork for a lot line adjustment that is at least 500' from the Lowhill Township line.

Stephen Lear – Is there any concerns for Lowhill Township?

David Alban – No, not with this plan.

Jack Iannantuono made a motion to send a letter to Upper Macungie Township that Lowhill Township has no comment at this time on the Nancy Lehle lot line adjustment. Michael Divers second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to release the financial security for Weathered Vineyards. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Siegel would like to have the EAC members review the by-laws.

Rocco Beltrami, Esq. – recommends they have an organizational meeting.

Jill Seymour will contact the EAC members to coordinate a date to have a meeting. They will review the by-laws and recommend to the Board of Supervisors initial appointments.

Curtis Dietrich made a motion to table terms and appointment of a chairperson of the EAC. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

The EAC will get Lowhill Township e mail addresses.

Michael Divers made a motion to accept Glen Moyers resignation from the Zoning Hearing Board. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to appoint Matthew Sullivan from alternate to member of the Zoning Hearing Board. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

There is a vacancy for an alternate on the Zoning Hearing Board.

David Alban – Signal Service looked at our traffic light and found some issues with the detector plates, power supply and a few other issues. They supplied a quote for \$3822.00 to do the repairs.

Michael Divers made a motion to approve the quote from Signal Service to repair the light at Route 100 and Kernsville/Claussville Road. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Heath Potter – Lowhill Resident – Why aren't there turn arrows at that light?

David Alban – We don't meet PennDot's threshold to warrant turn arrows.

Terry Lenhart – Lowhill Resident – Thought it was PennDot's light.

David Alban – No, they do not own the lights, Municipality owns and maintains.

David Alban met with PennDot for the Mill Creek Bridge, a notice to proceed was issued. They will start sometime in January. The road will be closed for approximately one year. This is a 1.5

million dollar project, it will be two lanes at 10' wide each with shoulders. They have submitted a detour plan. 309 – 100 – Kistler Road – Game Preserve Road – Mill Creek Road.

He also looked up the dirt and gravel road grant, they have no deadline and there is money available if there is a project in mind.

Michael Divers – H&K has an over abundance of screenings for \$2.00/ton.

David Alban – There are three other grants open. Local and State LSA and PennDot multimodal fund, which is a 30% match. LSA grants are very flexible, can use for roads, equipment, etc. There is a \$100 application fee.

The Act 537 is on track for draft in October. Dollar General had a pre-construction meeting; everything is going as planned.

Michael Siegel sent a letter to PennDot about the concerns Lowhill has with the construction on I78 and traffic it will cause in Lowhill. They sent a letter back thanking us for the letter but basically said, too bad. We will ask for a traffic plan, etc.

Michael Siegel gave his managers report. There is two possible developments along Kernsville Road. One by the lighthouse and the other at the intersection of Kernsville Road & Route 100. One is a landscaping supply company moving the business from Lynn Township.

Michael Divers gave the recreation report. Night in the Country was a success; they are still waiting on final numbers. There was a great turn out. They are thinking of possibly doing a classic car show next year.

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

Michael Divers is not available for the October meeting. The October Board of Supervisors meeting will be changed to Tuesday October 6, 2026 at 6:30 pm. Jill Seymour will advertise.

Michael Divers made a motion to adjourn. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

The Lowhill Township Joint meeting of the Board of Supervisors and Planning Commission was adjourned at 7:50 pm.

Respectfully Submitted,