

**LOWHILL TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION
AUGUST 13, 2026
JOINT MEETING MINUTES**

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

After the Pledge of Allegiance, there were no agenda items to modify. Michael Divers made a motion to approve the agenda. Curtis Dietrich second the motion. Roll call: All yes. Motion carried. Executive sessions to discuss litigation and legal matters: July 28, 2026; July 30, 2026; August 5, 2026 & August 12, 2026.

Michael Divers made a motion to the July 9, 2026 meeting minutes, as supplemented. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. Kevin Bubbenmoyer made a motion to approve the March 25, 2026 Planning Commission minutes, as written. Eric Orth 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 Iannantuono gave his treasurers report.

Ordinance # 2026-04 (Bulk Storage Containers & Various other zoning amendments)

Michael Siegel: Typographical errors, definitions and clarifications were made to the current zoning ordinance. Non-conforming uses, digitized permits, property records, etc. Minor amendments and clean ups.

Rocco Beltrami, Esq.: At the 7/9 meeting, we reviewed data centers, all provisions from last meeting were discussed and all were in agreement to move forward.

Stephen Lear: Page 5, #10 states after 30 days can renew permit for another 30 days but doesn't clarify the storage unit must be removed.

Rocco Beltrami, Esq.: It would be a good idea to clarify the need to remove it. Article 900 #1 covers bulk containers.

Stephen Lear: Doesn't want to delay the approval, would like to approve with the addition of, after 60 days the container must be removed.

Michael Divers: Every situation would be judged differently, that when Mike Siegel comes in as zoning officer.

Kevin Bubbenmoyer: The way it's phrased, they could just keep renewing and no consequence. Should have a time frame.

Thomas Zubey: Are we talking about PODS?

Curtis Dietrich: Yes, there is a definition for bulk containers.

Jeremy Schaller: What is the consequence if they don't get a permit or have the permit active forever?

Michael Siegel: It's already in the Zoning Ordinance that if after 60 days, it's either 3 or 5 times the permit fee.

Rocco Beltrami, Esq.: If after 60 days, Mike Siegel would issue a summons and if it's still not removed, it would go to the magistrate.

Stephen Lear: Would that be on page 5?

Michael Siegel: No, it's already in the zoning ordinance.

Rocco Beltrami, Esq.: Page 2, #1, at the end, could add the verbiage that must be removed after 60 days.

Kevin Bubbenmoyer: If someone is building a home, it will never be completed in 60 days.

Eric Orth: Can we add it to the building permit?

Michael Siegel: Would add it to the building permit.

Michael Divers: This pertains to homeowners, not construction.

Rocco Beltrami, Esq, to authorize the use after 60 days, it would be determined by the zoning officer for the duration, determined to be reasonably necessary by the zoning officer, considering the purpose and or function of the bulk storage container on page 2 #1, end of the paragraph.

Kevin Bubbenmoyer made a motion to recommend the Board of Supervisors to move forward with Ordinance 2026-04, with the revisions stated above by the Solicitor. Richard Dorney second the motion. Roll call: All yes. Motion carried.

Michael Divers made a motion to advertise the zoning ordinance revisions, as amended. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Rocco Beltrami, Esq.; Under the planning code. The Lehigh Valley Planning Commission must have a 45-day review.

Mike Siegel and Rocco Beltrami are both fine with the planning commission not meeting again to review, the LVPC will have a 45-day review. Stephen Lear is fine with that as well.

Ordinance 2026-05: Amendment of Data Center Regulations:

Rocco Beltrami, Esq.: Tried to make it a little easier to understand. Added new article and every single type of data center regulation, explained the terms of principal and permitted land uses as well as residential and all other uses clarified.

Kevin Bubbenmoyer: 10. 999KW = 11MW, 9.999 KW – 10 MW. Maybe make it up to but not including to clarify.

Rocco will work on the wording.

Michael Siegel: These are standardized. We are the 1st township in the state to break down to accessory use stage.

Curtis Dietrich: It's important to word it in a way that everyone can understand. It's important to me that it's properly communicated.

Terry Lenhart – Resident – Does all this criteria and power used, mentioned a brown out in the neighborhood. Does this protect the residents?

Rocco Beltrami, Esq.: Yes, it does.

Kevin Bubbenmoyer: Should stick to one electrical designation.

Rocco Beltrami, Esq.: Recommends going with megawatts.

Stephen Lear – Thankful that the ordinance explains for everyone to understand.

Curtis Dietrich: Thinks a press release is good to provide for residents to understand as well.

Michael Siegel: Can write a press release and have Rocco review it.

Curtis Dietrich: The Northwestern Press and Morning Call would be interested as well.

Kevin Bubbenmoyer: The threshold needs to be accurate.

Kim Weinberg: Weisenberg Township Resident- Discussed an executive order the Trump administration approved that data center projects require greater than 100-megawatt generation.

Rocco Beltrami, Esq.; That is double what we would allow here.

Kim Weinberg: Weisenberg Township Resident – heard we can have closed systems to cool their systems.

Rocco Beltrami, Esq.: We already have that in the ordinance.

Susan McGorry: That executive order pertains to hyper scale data centers. Can we handle something that size?

Michael Siegel: No, we really can't.

Kim Weinberg: Weisenberg Township Resident – PP&L is upgrading their grids to accommodate these data centers.

Rocco Beltrami, Esq.: Page 12, Section 1405, item B – maximum size of compute node system, changed 10% of combined gross floor area or 1000 sq ft, whichever is less.

Michael Divers: I think that's good.

Michael Siegel: I think 1000 is a fair amount.

Rocco Beltrami, Esq.: Will change all to megawatts for large and kilowatts for small.

Curtis Dietrich: Would like it to agree with standard and what that standard is. Would like it to be tabled until the next meeting to get a better comparison.

Rocco Beltrami, Esq.; Will bring comparisons, so it's better understandable.

September will be a joint board of supervisors and planning commission meeting.

Eric Orth: The micronuclear, does that need to be integrated into this?

Michael Siegel: it goes Federal at the nuclear level.

Rocco Beltrami, Esq.: We could bring an example to the next meeting.

Stephen Lear: the Air Products site has been nixed. I want to be thorough but am concerned that one will come in.

Michael Siegel: We already have it in place; this is to clean it up.

Curtis Dietrich: Would like PSATS to view it as well.

Kevin Bubbenmoyer: is there anything in the MPC about having joint meetings?

Rocco Beltrami, Esq.: No, just have to advertise.

Michael Divers made a motion to table Ordinance 2025-05 (Amendment to data center regulations) until the September meeting. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Environmental Advisory Council Applicants:

Annette Dadura – Longtime resident, been involved in meetings and loves the rural area. Would like to see it remain.

Curtis Dietrich: The council would advise the Board of Supervisors and evaluate farmland preservation and open space.

Thomas Zubey: Long time resident, would like to preserve the rural for the next generations.

Heath Potter: Newer resident, but has been in the area for 25 years. He has been an environmental consultant, loves the outdoors and uniqueness of this area. Feels we need a special balance to preserve and enjoys the complicated and finding the answers.

Loretta Igo: Environmental Science teacher and longtime resident. Wants to keep the rural area and believes the land and water supply need to be protected.

Tracy LaSalla – Would like to preserve the land around us. Resident of the township and is passionate about preserving this township.

Larry Royer: not present.

Jack Iannantuono made a motion to appoint Annette Dadura, Thomas Zubey, Heath Potter, Loretta Igo and Tracy LaSalla to the Environmental Advisory Council. Michael Divers second the motion. Roll call: All yes. Motion carried.

Kim Weinberg: Weisenberg Township Resident: Congratulated all the applicants for caring about the township.

Curtis Dietrich: Will check on term lengths.

Jack Iannantuono made a motion to adopt and restate the townships pension plan to change eligibility requirements for the purpose of receiving Commonwealth Financial Assistance. Michael Divers second the motion. Roll call: All yes. Motion carried.

Dave Alban: Act537: completed the 180 residences threshold for inspections. Only 3 possible failures in the township, which is good. Overall, on lot sewer is acceptable and there is no need for public water. Should have everything to the DEP by December. We had a 30% response to the survey's, which is above average.

Michael Siegel: gave his manager report. GIS is fully functional. His e mail was phished, IT came out and it was taken care of in a timely manner.

Curtis Dietrich: Thanked the road crew for a good job on Farrier Road and Old Village Road pipe replacement.

Michael Divers: Recreation Commission Report: The parking lot is being redon, an additional \$15,000 for oil and chip.

Michael Divers: Was the CAT bucket resolved?

Michael Siegel: They haven't come to pick it up yet.

Joe Kalusky: The bucket that CAT is coming for is the original one. They will sell it for us and give us the difference.

Michael Siegel: Will call CAT and get it straightened out.

Jack Iannantuono: Had to approve a per hour supplement, agreed to give an extra check.

The floor was opened for public comment:

Wayne Schaffer – Resident: The improvements to the trail in the gamelands, are there any other plans to do more?

Michael Siegel: Yes, at the Jordan Creek Watershed, should start soon.

Curtis Dietrich: Would like Mike S. to check with the LCCD on the dirt and gravel grant.

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

The Lowhill Township Board of Supervisors & Planning Commission Joint meeting was adjourned at 8:32 pm.

Respectfully Submitted,