

**Chairman Stephen Lear called the 536<sup>th</sup> meeting of the Lowhill Township Planning Commission to order on Wednesday April 30, 2025 at 6:45 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; Rick Dorney; Thomas Zubey (zoom); Jeremy Schaller; Barry Betz absent. Also present were Ryan Christman, Engineer/Zoning Officer; Michael Siegel, Consultant and Recording Secretary Jill Seymour**

**Stephen Lear introduced Jeremy Schaller as a new member of the Planning Commission.**

**Stephen Lear approved the February 26, 2025 meeting minutes, as written.**

**Kevin Bubbenmoyer made a motion to review the Preliminary/Final Plan for Specialty Cars – 2645 Corporate Court – dated 3/10/2025. Susan McGorry second the motion. Roll call: All yes. Motion carried.**

**Ryan Christman reviewed his review letter dated 4/17/2025.**

**Mark Bradbury – In reference to the resolution presented, it is not required to notify the Conservation District, as it is under an acre. Mike Siegel will remove that from the resolution.**

**Jeremy Schaller – questioned some notes on the plan.**

**Tom Zubey made a motion to approve the preliminary final plan for Specialty Cars – 2945 Corporate Court, contingent upon summary report resolution being signed. This plan will be forwarded to the Board of Supervisors. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.**

**Kevin Bubbenmoyer made a motion to review the preliminary/final plan for Daniel & Jamie Heintzelman – 7390 George Road – Dated 3/31/2025. Susan McGorry second the motion. Roll call: All yes. Motion carried.**

**David Humenansky of Colonial Surveying and Mapping, explained the subdivision plan.**

**Ryan Christman reviewed his letter dated 4/17/2025. It is a 52-acre parcel, would like to split into 2 lots. 1 single family home on the first lot and no development on the second lot. There are common driveway issues, as there is only one driveway and site distance issues in putting in a second driveway, with the number of slopes on the property.**

**Stephen Lear – there is clearly hardship with slopes for the driveway. Have you considered putting the property in farmland preservation?**

**Daniel Heintzelman – I would consider farmland preservation in the future.**

**There was a discussion on easements and farmland preservation.**

**Stephen Lear – would like to see a driveway maintenance agreement and have the engineer and Solicitor review.**

**Daniel Heintzelman – Would the existing farmhouse on lot 2 be able to be used as an accessory building, if we don't subdivide? Currently no one has lived there since 2017, electric is off, etc. There is no future plan to use this as a residence, but would like to keep it on the property, as it is the original farmhouse from the 1800's.**

**Michael Siegel – you would have to withdraw this plan and start with a new one.**

**Kevin Bubbenmoyer – Since there is an issue with wanting to get your children into the home within the guidelines of the school district, before being charged a nonresident fee, could you do temporary housing while the home is under construction?**

**Michael Siegel – yes, it would fall under a tiny home, etc.**

**Stephen Lear – could make the driveway maintenance agreement as a condition of approval.**

**Ryan Christman – Could have notes put on the plans as well.**

**Curtis Dietrich - The Planning Commission has to be comfortable with the shared driveway and the agreement with verbiage acceptable to the Board of Supervisors.**

**Michael Siegel – in order to make the existing home on lot 2 uninhabitable, you would have to unhook water, sewer, electric and plumbing to make it an accessory building. It would also have to be approved by Barry Isett & Associates as a change of use.**

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

**Susan McGorry made a motion to conditionally approve the Daniel & Jamie Heintzelman preliminary plan dated 3/31/2025 for 7392 George Road contingent upon the developer provide a driveway maintenance agreement to be approved by our Solicitor and Board of Supervisors and Keystone Engineering's letter dated 4/17/2025. Thomas Zubey second the motion. Roll call: All yes. Motion carried.**

**Stephen Lear recommended a waiver be submitted to the Board of Supervisors for the shared driveway, based on the conditions stated in the above motion and the maintenance contract, along with Keystone Engineering's letter dated 4/17/2025.**

**Sandy Cappuccino – resident – thanked the board for listening to the hardships.**

**Mike Siegel discussed the Act 537 plan and the update by the LCA.**

**There was a discussion on municipal act 537 plan that the DEP recommends we adopt our own.**

**There will be an initial meeting with the DEP in May.**

**The floor was opened for public comment. Hearing none, Susan McGorry made a motion to adjourn. Richard Dorney second the motion. Roll call: All yes. Motion carried.**

**The next Planning Commission meeting is scheduled for Wednesday May 28, 2025 at 6:30 pm at the Municipal Building.**

**Respectfully Submitted,**