

Chairman Stephen Lear called the 538th meeting of the Lowhill Township Planning Commission to order on Wednesday June 25, 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, Jeremy Schaller, and Richard Dorney. Absent were Barry Betz and Thomas Zubey. Also present were Ryan Christman, Engineer; Michael Siegel, Zoning Officer/Township Manager and Recording Secretary Jill Seymour. Chairman of the Board of Supervisors Curtis Dietrich also attended via Zoom.

Stephen Lear approved the May 28, 2025 meeting minutes with the addition of adding “hear” to Curtis Dietrich’s comment.

Sewage Planning Module: CRG – 2951 Betz Court:

Ryan Christman went over Ian Stoudt’s review letter dated June 25/2025.

Michael Siegel went over his review letter dated June 24, 2025. Recommends not approving based on location.

Rocco Caracciolo, Land Development Project Manager for Jaindl land development company was present. He is not here to object land development. Jaindl farms 3042 & 3036 Weidasville Road, both are connected to the proposed site for the CRG Warehouse. He has concerns about the on-lot system being less than 15’ from the property line and tree row. He would like to see the grading plan. The fields are agricultural use at this time. Removing trees that are 5’ in diameter and 50’ -60’ tall is a major issue to the buffer field.

Stephen Lear – Does this constitute deviation from the original plan?

Michael Siegel – Absolutely it does, it is a major change after the fact.

Kevin Bubbenmoyer – How much credibility do the trees have holding up in court?

Michael Siegel – Yes, these are 5’ diameter and 50’ -60’ trees, it makes a big difference.

Ryan Christman – Buffers have significance, main systems do fail, replacements would then go into effect. They meet code per DEP. The buffer would be taking out heritage trees.

Susan McGorry – How many times was the property perc tested?

Ryan Christman – At least twice.

Rocco Caracciolo – Wants to be considered a concerned neighbor and be kept informed. The heritage trees are an asset to our property.

Michael Siegel – This is a big change to their land development plan. There are clear ordinance violations and violations to our current SALDO and our old SALDO. Grading is a major change.

Kevin Bubbenmoyer – Grading and buffer removal are both major changes?

Michael Siegel – Yes.

Stephen Lear – Thanked Rocco for coming. Michael Siegel is recommending non approval for location only, not design. Would like to have a meeting next week to fill out the 4a paperwork for the DEP.

Susan McGorry made a motion to not approve the Sewage Planning Module for CRG – 2951 Betz Court based on noncompliance of our SALDO sections 4.202 and 4.204, it is a major change to the preliminary plan, non-receipt of consent order from the DEP for the secondary site. Zoning package plant requirement for industrial use and grading has not been provided for the secondary site. Kevin Bubbenmoyer second the motion. Roll call: All yes. Motion carried.

Jill Seymour will help schedule the meeting with Kevin Bubbenmoyer, Stephen Lear, David Brooman, Michael Siegel, Ryan Christman and possibly Curtis Dietrich to fill out the 4A.

Kiss Act 537:

Michael Siegel gave an update on where LCA is with the Kiss Act 537 at this time.

Lowhill Township Act 537:

Michael Siegel said we are in limbo right now, waiting on approval of a grant from the State.

Ryan Christman – Applied for the grant in May, we can't do any work until we get approval, which could be September or October.

Zoning Ordinance clean up:

Michael Siegel gave an update on timing and what will be changing to match our SALDO and some clerical errors as well as more definitions added.

Stephen Lear brought up the concern about short term rentals/Air B&B's.

Susan McGorry could make a survey for the residents; she does that for a living.

Michael Siegel – We are having the website updated with more information and ease of access to said information. Also working on a newsletter for the township, which would be published 4 times a year. He will e mail the latest draft revision of the zoning ordinance for the Planning Commission and Board to review and comment.

The floor was opened for public comment.

Jeremy Schaller – Do we know if any properties are listed as short-term rentals?

Michael Siegel – Not that we know of at this time.

There was a discussion on how conditional uses work and why they are better than special exceptions in some cases.

Kevin Bubbenmoyer made a motion to adjourn. Second by Susan McGorry. Roll call: All yes. Motion carried.

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

Respectfully Submitted,