

Chairman Stephen Lear called the 535th meeting of the Lowhill Township Planning Commission to order on Wednesday February 26, 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, Rick Dorney, Thomas Zubey, Susan McGorry. Absent was Barry Betz. Also present were Ryan Christman, Zoning Officer/Engineer and Recording Secretary Jill Seymour and Consultant Mike Siegel.

Stephen Lear approved the December 18, 2024 meeting minutes, as written.

Stephen Lear changed the agenda order. Nominees for the Planning Commission are appointed by the Board of Supervisors and Thomas Zubey was appointed at the Reorganization Meeting in January. Table for the Board of Supervisors to take action.

Specialty Cars – 2945 Corporate Court – Preliminary Land Development Plan dated 2/5/2025

Mark Burkit and Mark Bradbury were present to represent Specialty Cars.

Susan McGorry made a motion to review the Specialty Cars Preliminary Land Development Plan. Thomas Zubey second the motion. Roll call: All yes. Motion carried.

Ryan Christman reviewed his letter dated 2/18/2025. The plans are in decent shape at this time. Only minor adjustments need to be made.

Mark Bradbury – Did not do PCMS plans, they are not needed.

Stephen Lear – have the easements been calculated?

Mark Bradbury – Yes, it's on the new plans to be submitted to the Township. The Lehigh Valley Planning Commission Act 167 should be coming within the next couple of days.

Curtis Dietrich – Any Zoning Hearing Board Conditions that should be on the plan?

Michael Siegel – Yes, they do all have to be on the plan. Recommends conditional approval, upon approval of outside agencies and go to the Board once complete.

Wayne Schaeffer – If plan is preliminarily approved, all should be done, not conditional.

Annette Dadura – What is the address?

Joe Howard – Is there a dyno in the garage?

Mark Burkit – No.

Stephen Lear – In regards to Wayne's comment. The difference is the complexity.

Curtis Dietrich – Preference is that things are to be finalized, if given conditional upon outside agencies.

Kevin Bubbenmoyer – All we are waiting on is the 167.

Kevin Bubbenmoyer made a motion to table the plan, contingent upon getting the letter from the Lehigh Valley Planning Commission for the 167 and updated plans showing future building of 12 x 26 room, label new plan as preliminary/final. Thomas Zubey second the motion. Roll call: All, yes. Motion carried.

Dollar General – Preliminary Plan dated 1/13/2025

Susan McGorry made a motion to review the Dollar General Preliminary Plan dated 1/13/2025. Kevin Bubbenmoyer second the motion. Roll call: All, yes. Motion carried.

Ben Syput went over his responses to Ryan Christman's review letter.

Stephen Lear – Still missing the Lehigh Valley Planning Commission 167 and Conservation Districts NPDES. Also questioned sidewalks.

Ben Syput – There will only be sidewalks around the building.

Stephen Lear – Would like sidewalks along Orchard and Kernsville Rd. Could request a waiver, but I'm not inclined to grant that at this time.

There was a discussion on stormwater runoff.

Chris Shaffer, Larson Group – and Ryan Christman explained stormwater runoff.

Curtis Dietrich – Asked several stormwater questions and escrow was discussed.

The aesthetics of the building was also discussed, would like it to blend in to the rural community.

Kevin Bubbenmoyer made a motion to table the preliminary plan until the Lehigh Valley Planning Commission 167 and the NPDES technical deficiencies letter is received from Conservation. Sidewalks need to be added to the plan along Kernsville Rd and Orchard Rd and any and all comments not addressed on Keystone Consulting Engineers review letter dated 2/19/2025 are addressed. Thomas Zubey second the motion. Roll call: All, yes. Motion carried.

Mike Siegel gave an update on the 2nd version draft of the SALDO.

Stephen Lear recommends the Board of Supervisors approve the advertisement of the SALDO sooner than later.

Stephen Lear made a motion to send the SALDO to the Board of Supervisors for approval of advertisement. Thomas Zubey second the motion. Roll call: All, yes. Motion carried.

The floor was opened for public comment.

Curtis Dietrich thanked Mike Siegel and the Planning Commission.

Jeremy Schaller – If PennDot puts a pipe in, is there a process to turn it over to the Township?

Ryan Christman – That is a solicitor question.

Hearing no more public comment. Susan McGorry made a motion to adjourn, second by Thomas Zubey. Roll call: All yes. Motion carried.

The Lowhill Township Planning Commission meeting was adjourned at 8:24 pm.

The next scheduled Planning Commission meeting is Wednesday March 26, 2025 at 6:30 pm at the Municipal Building.

Respectfully Submitted,

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