

Chairman Stephen Lear called the 537th meeting of the Lowhill Township Planning Commission to order on Wednesday May 28, 2025 at 6:30 pm. The meeting was held in person at the Municipal Building and on Zoom. Roll calls of members present: Stephen Lear, Richard Dorney, Kevin Bubbenmoyer and Thomas Zubey on Zoom. Absent were Barry Betz, Jeremy Schaller and Susan McGorry. Also present were Ryan Christman, Engineer; Michael Siegel, Manager; and Jill Seymour, Recording Secretary.

Stephen Lear approved the April 30, 2025 meeting minutes, as written.

Michael Siegel gave an update on LCA's Act 537 plan. They will need the Planning Commissions comments.

Jack Iannantuono – Asked if there are any lots still available in Pointe West.

Michael Siegel – A few vacant lots that are too steep to build.

Curtis Dietrich – Approximately 2800 gallons are available for each municipality per day for each resident hooked up.

Kevin Bubbenmoyer made a motion to recommend the Planning Commission to sign off on the Act 537 Regional Pla and forward to the Board of Supervisors. Richard Dorney second. Roll call: All yes. Motion carried.

Michael Siegel gave an update on where the Township is on the Act 537 plan. They met with the DEP; Keystone is putting a program together to track applying for a grant that will match.

Kevin Bubbenmoyer – The letter from the DEP stated they highly recommended the Township adopt our own Act 537, but did not state that it was mandatory.

Curtis Dietrich – The DEP directed us to update our 537 plan. We would have to adopt one in a short amount of time anyway.

Ryan Christman – In June or July, Keystone will go door to door to do surveys on existing systems. This will be done randomly and the home owners will be notified prior. Looking for signs of failure and when and what type of system is on the property. Ryan does not know of any issues of failing systems in Lowhill Township.

Curtis Dietrich – These will be randomly selected, we need 20% of the properties and they will share if there are any issues.

There was a discussion on what Act 537 is and what property owners can expect.

Thomas Zubey – Will these random picks be notified before we just show up at their doors?

Ryan Christman – Yes, notices will be sent to residents. We will do a general visual and ask a few questions. We are not looking for failing systems or anything of that nature.

A discussion on the best way to notify the residents of what we are doing.

Annette Dadura – Resident – Can see issues with us going onto private property.

Ryan will check with other municipalities on how they handled.

Michael Siegel – When we updated the SALDO, the problem is our Zoning Ordinance and SALDO do not always align. So, we are going to update the Zoning Ordinance to align with the SALDO and correct some grammatical errors and definitions. The updates will most likely be a new ordinance adoption as opposed to an amendment, due to all the changes. We will not be changing any uses. We will then be codified along with the SALDO and put on the website.

Curtis Dietrich – Would like to hear recommendations down the road on what our residents feel about short-term rentals/Air B & B's.

The floor was opened for public comment.

Annette Dadura – Resident - Has HUD housing concerns.

Kevin Bubbenmoyer – The State regulates HUD, not the township.

Terry Lenhart – Resident – Gave his opinion on short term rentals and his experience at his summer home in Ocean City Maryland.

Thomas Zubey – Thanked Jill for the opportunity to attend training sessions.

Kim Weinberg – Weisenberg Resident – Thanked Jill and Mike for all they do.

Kevin Bubbenmoyer made a motion to adjourn. Richard Dorney second the motion. Roll call: All yes. Motion carried.

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

Respectfully Submitted,