

LOWHILL TOWNSHIP PLANNING COMMISSION AGENDA

**Monday, June 28, 2021**

7000 HERBER ROAD, NEW TRIPOLI, PA 18066

**7:00 p.m.** Route 100 North Site – Sketch – Land Development Plan – Plan Dated 5/11/2021  
(7503 Kernsville Road, Orefield)

Wessner, George – Stone Haven – Minor Subdivision – Preliminary Plan Revised  
Dated 5-24-2021 (7209 & 7205 Kernsville Road)

Ryan & Sarah Halpin – Minor Subdivision – Sewer Planning Module – 3606 Windy Road

**ANY MEMBER UNABLE TO ATTEND THE MEETING SHOULD CONTACT THE  
TOWNSHIP OFFICE AT (610) 285-6660**

**Remote participation is available for all public meetings via ZOOM. Please  
contact the Township office by 3:00 pm on the day of the meeting to receive  
login information.**

Chairman Larry Geiger called the 504<sup>nd</sup> meeting of the Lowhill Township Planning Commission to order on June 28, 2021 at 7:00 p.m. The meeting was held in person and on ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Stephen Lear, Phyllis LaFollette, Barry Betz, Zoning Officer Brian Carl, and Engineer Ryan Christman participated in person. Mike Divers participated via Zoom. The meeting was advertised and operated in accordance with Act 15. The 503<sup>rd</sup> minutes were approved as submitted.

**Route 100 North Site – Sketch – Land Development Plan – Plan Dated 5/11/2021**  
**(7503 Kernsville Road, Orefield)**

Stephen Lear made a motion to accept the sketch plan for review, seconded by Barry Betz. Roll call of all members was taken and all members were in favor. Motion carried. The attorney for the applicant (Kate Durso) and Kestra Kelly of BL Companies were available to answer any questions that the Board had regarding the proposed 200,000 sq. ft. commercial warehouse/distribution building on 21.6 acres. They are proposing to bring public water up from Beechwood Street and Route 100 and installing a drip irrigation on lot septic system. The applicant would be seeking a variance of the height restriction requirements, waivers were requested to reduce the 50 foot wide buffer screening requirement and to submit the plan as preliminary/final. They are proposing a berm with fencing and landscaping. Larry Geiger and Stephen Lear stated that they were opposed to the buffering waiver they are seeking. Larry Geiger stated that this land was previously an orchard and that an arsenic study would have to be performed for the DEP permit and the LVPC review. Brian Carl reviewed his comment letter dated June 22, 2021. Brian spoke of traffic concerns including the intersection of Kernsville Road and Route 100 and the widening that needs to occur as well as restricting truck traffic from going left on Kernsville Road. Ryan Christman reviewed his comment letter dated 6/23/2021 with regards to storm water analysis and the turning radius on the emergency access onto Orchard Road. A septic permit would need to be approved by Chris Noll, SEO.

Stephen Lear made a motion, seconded by Barry Betz to recommend denial of the (2) waivers and for the plan to be forwarded to the Board of Supervisors. Motion carried. Comments were received by the applicant; no action was taken on the sketch plan.

**Wessner, George & Cheree – Stone Haven – Minor Subdivision – Preliminary Plan Revised Dated 5/24/2021**  
**(7209 & 7205 Kernsville Road, Orefield)**

Stephen Lear made a motion to accept the preliminary plan for review, seconded by Mike Divers. Roll call of all members was taken and all members were in favor. Motion carried. George Wessner was present at the meeting to address any questions the Board might have. Ryan Christman reviewed his comment letter dated 6/25/2021. Brian Carl's comments were address by JHA in his previous comment letter.

Stephen Lear made a motion, seconded by Phyllis LaFollette to recommend to the Board of Supervisors that the plan proceed to final with the corrections noted on Ryan Christman's review letter dated 6/25/2021. Barry Betz abstained from the vote. Motion carried.

**Ryan & Sarah Halpin – Minor Subdivision – Sewer Planning Module**  
**(3606 Windy Road, Orefield)**

Motion made by Mike Divers, seconded by Phyllis LaFollette to approve and sign the sewer planning module for Ryan & Sarah Halpin. Motion carried.

Brian Carl informed the Planning Commission Board that the Lowhill Zoning Hearing Board will be hearing (2) cases on July 20<sup>th</sup>, 2021. The first one will address a height requirement @ 2766 Rt. 100 for the construction of a warehouse. The seconded one is a use variance at 6768 Kernsville Road for a Veterinary Clinic/Medical Office. Discussion was held regarding what the Township can and cannot do regarding development at these two sites.

Larry Geiger would like to attend the PennDOT scoping meetings regarding the Kernsville Road warehouse project. Phyllis LaFollette moved, seconded by Stephen Lear, to adjourn the meeting at 8:25 p.m. Motion carried.

Next Meeting Date – **Monday, July 26, 2021.**

Respectfully submitted,

Janet L. Henritz  
Recording Secretary