

Chairman Larry Geiger called the 502<sup>nd</sup> meeting of the Lowhill Township Planning Commission to order on April 26, 2021 at 7:00 p.m. The meeting was held via ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Stephen Lear, Phyllis LaFollette, Barry Betz, John Casciano, Mike Divers, Zoning Officer Brian Carl, and Engineer Ryan Christman participated. The meeting was advertised and operated in accordance with Act 15. The 501<sup>st</sup> minutes were approved as submitted by Phyllis LaFollette, seconded by Barry Betz. Motion carried.

**George & Cheree Wessner – Minor Subdivision – Sketch Plan – Plan Dated 4/12/2021**  
**(7209 & 7205 Kernsville Road, Orefield)**

Stephen Lear made a motion to accept the sketch plan for review, seconded by Mike Divers. Roll call of all members was taken and all members were in favor. Motion carried. The applicant George Wessner Jr. was available to answer any questions that Board had regarding the proposed removal of lot lines between 7205 and 7209 Kernsville Road and 2951 Betz Court. This will create a new lot of approx. 1.82 acres with 3 separate uses.

Ryan Christman reviewed his comment letter dated 4/23/2021. Brian Carl reviewed his comment letter dated 4/26/2021 noting that storm water for the lot will need to be contained within the new lot. The existing pervious coverage and impervious coverage areas should be shown on the plan. The maximum building coverage on a lot is 20% per Section 544 of the Zoning Ordinance. The existing signs may need to be modified or consolidated in order to comply with Section 942 of the Zoning Ordinance. Addresses will be worked out with Mr. Wessner at a future date.

Mike Divers made a motion, seconded by Stephen Lear to forward the sketch plan to the Board of Supervisors recommending conditional approval based upon the comment review letters of the Township Engineer and Zoning Officer. Roll call of all the members in attendance was taken with a response of approval. Motion carried.

Next Meeting Date – **Monday, May 24, 2021.**

Phyllis LaFollette moved, seconded by John Casciano, to adjourn the meeting at 7:11 p.m. Motion carried.

Respectfully submitted,

Janet L. Henritz  
Recording Secretary