

Chairman Larry Geiger called the 499th meeting of the Lowhill Township Planning Commission to order on November 30, 2020 at 7:00 p.m. The meeting was held via ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Phyllis LaFollette, Stephen Lear, Barry Betz, John Casciano, Mike Divers, Zoning Officer Brian Carl, Solicitor Keith Strohl and Engineer Ryan Christman participated. The meeting was advertised and operated in accordance with Act 15. The 498th minutes were approved as submitted by John Casciano, seconded by Mike Divers. Motion carried.

2766 Route 100 Industrial Project – Land Development – Sketch – Plan Dated 11/16/2020
(2766 Route 100)

Phyllis LaFollette 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. Chairman Larry Geiger read out loud the comment letters received by the Township Engineer and Township Zoning Officer for the Board and public. The developer is not looking for approval at this time but only comments on the sketch plan.

Matthew Nunn of Trammell Crow Company (owner/developer on the project) Jim Snyder & Josh Hoffman of Snyder, Secary & Associates, LLC (Engineers) and Ben Guthrie of Traffic Planning & Design participated on the meeting. Jim Snyder gave an overview of the proposed 313,800 sq.ft. (+/-) distribution warehouse project that have docks on each end. This parcel is approximately 43 acres off of Rt. 100. The building is laid out for either 1 or more tenants. The most significant elements of the project would be to extend public water & sewer to the sight from about 4000 feet away near Rt. 100 and Beechwood. They discussed the project with Lehigh County Authority with regards to the extension and they suggested they speak to Lowhill Township for their feedback. Larry Geiger stated that access and size of the warehouse might change with comments from outside agencies. The proposed warehouse will sit approximately 25'- 30' below Route 100 which will assist the buffering that is required by the Township.

Mike Divers suggested a secondary access point to the property for emergency vehicles. John Casciano expressed that he doesn't like the idea of a warehouse and has concerns with the neighboring properties and the amount of traffic this will bring. He also asked where the closest hook-up to facilities would be. Brian stated the closest hook-up for water/sewer is at Beechwood & Route 100 which heads down Route 100 to the pre-treatment plant. John Casciano asked if they need to re-zone this RV district and Brian replied that it would not have to be re-zoned.

Steve Lear asked about the traffic counts. The developer replied that it would depend on the tenant but the facility would speculatively say around 40 trucks per 24 hour periods. PennDOT has the ability to re-evaluate their H.O.P. permit if additional work is needed after the project is completed.

Tammy Schweizer (2798 Rt.100) stated she has tried to contact the developer with no success. Matthew Nunn stated he would get in touch with her as he never received the message.

Larry Geiger questioned what type of materials will be stored in the warehouse. Brian stated that hazardous materials would not be allowed under our ordinances. Larry also questioned how they would handle the storm water at this facility. They are tentatively planning basins at the rear of the property. An NPDES permit will be required.

Public Comment:

Becky Hite (2678 Windy Road) asked about lighting hours and traffic on Windy Road. The lighting will be directed to be inward and downward and not to leave the property. There will be no driveway to Windy Road. The Township does not limit time constraints on warehouses. Typically they are 2 shift warehouses with a skeleton crew over night.

Lori George (8942 Claussville Road) expressed concern regarding the increase of commercial truck traffic on Claussville Road. The developer is looking into limiting truck traffic to only turn right out of the facility and is open to implementing a seconded entrance for only cars to have an opportunity to make both left and right turns out of the facility. There is a concern with trucks coming off of the New Smithville exit off I-78 down Seipstown Road and then to Claussville Road to reach this site. Claussville is currently a restricted truck route. They are willing to do a study on nearby roads to limit trucks.

Steve Lear asked about consistency with the County Comprehensive Plan and why they don't look for land close to Interstate 78. Brian stated that all the good land for development is already developed. Matthew Nunn stated that

they are not interested in running big trucks through rural areas and are having several conversations on the best ways to limit this activity and force the truck traffic to go south on 100 back to I-78.

Christine Deon (8053 Wertman Road) asked if this is in the planning stages or if this is a definite. The property is under contract and they are currently doing their due diligence stage of development. She asked when the neighbors would be notified of this development. Brian stated that the developer does not need any zoning relief so notification sent specifically to neighboring properties is not required. What is the lighting going to look like at this facility? The developer will comply with the site lighting regulations that are in place by the Township and lighting cannot leave the property. This warehouse is under the early stages and a tenant has not been selected, so hours of operations are not known at this time.

The developer thanked the Board and residents for their comments and will present the plan to the Board of Supervisors.

Larry Geiger informed the Planning Commission members that the plans for Clarabelle Dengler (lot line adjustment) have been completed. Signatures are needed to complete this process so that the resident can record the plan with Lehigh County.

Next Meeting Date – **Monday, December 28, 2020.**

Phyllis LaFollette moved, seconded by Mike Divers, to adjourn the meeting at 8:12 p.m. Motion carried.

Respectfully submitted,

Janet L. Henritz
Recording Secretary