

Chairman Larry Geiger called the 513<sup>th</sup> meeting of the Lowhill Township Planning Commission to order on July 25, 2022 at 7:00 pm. The meeting was held in person at the Fogelsville Volunteer Fire Company and on ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Stephen Lear, Kevin Bubbenmoyer, Barry Betz and Preston Nelson, Zoning Officer Brian Carl, Attorney Keith Strohl, and Engineer Ryan Christman participated in person. John Casciano participated via Zoom. The meeting was advertised and operated in accordance with Act 15.

The 512<sup>th</sup> minutes were approved as submitted. Motion carried.

Larry Geiger addressed the audience by stating the land development projects at 2951 Betz Court and 7503 Kernsville Road were postponed until the August 29<sup>th</sup> Planning Commission meeting. It was previously requested by members of the audience if a PennDOT representative could attend these meetings. PennDot reiterated again that they do not attend public meetings.

### **Proposed Zoning Ordinance Amendments – Section 541.25 and 544**

Brian Carl reviewed the zoning changes that are proposed to the RV District.

Section 541.25 - Buildings shall be limited to a maximum size of 50,000 sq.ft. per lot.

Section 544 - Maximum building height of 35' for industrial areas with centralized Water & Sewer Systems.

Minimum lot size of 43,560 sq.ft. with centralized Water & On-Lot Sewage

Discussion was held regarding making Section 541.25 a conditional use where the Board has more control. It was also questioned if we could prohibit package treatment plant projects. Keith Strohl will look into this to see if this could be done legally.

The 3 current warehouse projects would not be affected by these proposed revisions.

Kim Weinberg (8802 Claussville Road) stated that she would like it to state NO Warehouses or to make a smaller max. size. Brian Carl addressed this statement regarding the legality of this request as well as addressing that we are part of Multi-Municipal Plan.

Jason Ulrich (Attny .for Jack Innantuono -6418 Rutledge Drive) spoke in agreement to what Mr. Carl stated regarding the Township not being able to be too restrictive as that would negatively affect the joint plan. He also stated that making the change to a conditional use the Township will have greater control of issues and impose additional restrictions if warranted.

Steven Lear (PC Member) asked if we could expand the zoning notices for this kind of use and go beyond the required 200 ft. to notify neighboring properties. Keith Strohl stated that we currently are at 200 ft. but he is aware of other municipalities that go to 300 ft. Attny. Jason Ulrich stated that he is aware of at least one that goes to 400 ft. Brian Carl stated that this would increase the amount of certificated mailings by our office staff by more than double and suggested that the residents review the Township website for activity happening in their municipalities. You cannot target specific uses for the increase in notification it would have to be done for all applicants on all submissions.

Gail Smith (2872 Township Line Road) would like to see a mass email sent to residents. Brian reiterated that all the information is on the Township website. She would also like a grandfather clause that states we don't have to hook up to public water and sewer. Brian stated that it is not a requirement to hook up to public water.

Motion made by Stephen Lear, seconded Barry Betz to recommend the changes to the Lowhill Township Zoning Ordinance.

1.) Section 541.25 - Buildings shall be limited to a maximum size of 50,000 sq.ft. per lot.

2.) Section 544 - Maximum building height of 35' for industrial areas with centralized Water & Sewer Systems.

- 3.) Minimum lot size of 43,560 sq.ft. with centralized Water & On-Lot Sewage
- 4.) make it a conditional use
- 5.) expand the notification area past 200 ft.
- 6.) if we can prohibit package treatment plants

Motion carried.

Brian Carl stated to the audience that Lowhill Township is still in need for an alternate Zoning hearing board member, alternate Planning Commission member and an auditor.

Kim Weinberg (8802 Claussville Road) Asked Brian what the current status is on all (3) proposed warehouses. Brian stated that the only warehouse that has preliminary plan approval is 2766 Rt. 100.

Stephen Lear (PC Member) questioned if Chris Noll verifies the testing for septic systems. Brian answered yes.

Curt Dietrich (7484 Skytop Court) asked Brian to explain the extension of time by developers and what time frame developers have to complete their requirements. Brian explained that developers provide the Township with extension of time in order to complete requirements and move to the next phase of the land development process. They have 5 years from the time they submit the first submission. The MPC requires Townships to take action on a plan within 90 days of the first regular meeting after application is submitted. Failure to take action results in a deemed approval. Tabling a plan is not an action.

Chris Napolitano (4279 Run Road- Weisenberg Twp.) has there been a traffic study on how this will impact the roads. Brian stated that the developers are working on it.

Barry Betz made a motion to adjourn. Preston Nelson seconded the motion. Motion carried. The Lowhill Township Planning Commission meeting was adjourned at 7:50 pm.

The next meeting is tentatively – **Monday August 29, 2022 @ the Fogelsville Fire Co.**

Respectfully submitted,

Janet L. Henritzky