

Chairman Larry Geiger called the 511th meeting of the Lowhill Township Planning Commission to order on May 23, 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, Preston Nelson, Mike Divers, 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 510th minutes were approved as submitted. Motion carried. Mike Divers made a motion, seconded by Barry Betz to accept the plan for approval. Motion carried.

2766 PA Route 100 – Final Lot Consolidation Plan dated 5/9/2022
(2766 PA Route 100, Orefield, PA)

Attorney Kate Durso of Fitzpatrick, Lentz & Bubba, Barry Henry of Route 100 Associates, Josh Hoffman, P.E. of Snyder, Secary & Associates a Division of Pennoni (Design Engineer), and Benjamin Guthrie of Traffic Planning & Design, Inc. attended the meeting and presented the plan. A submittal for deferral of review was sent to Weisenberg Township. Their meeting will be held later this month.

Ryan Christman: They are simply removing a lot line between the 8.9 acres, where the mobile home is and a 34-acre farm.

Larry Geiger stated there is a portion of the lot in Weisenberg Township, title blocks are not included on the plans. He would like the title to read, 2766 PA Route 100 & 2655 Windy Road Final Subdivision/Lot Consolidation Plan. Once the title is corrected, the plans can be signed.

Bill Klinger – Resident: Will Windy Road be corrected where it washed out? Brian Carl said yes, it is included on his comments. Mike Divers: All traffic will come in from Route 100, Can we access Windy Road for emergencies? Brian Carl: No, it's too steep.

Larry Geiger made a motion to recommend approval to the Board of Supervisors conditional on Brian Carl and Ryan Christman's review letters and Weisenberg Townships approval of deferral. Second by Barry Betz and Mike Divers. Motion Carried.

2766 PA Route 100 – Land development – 312,120 sqft. Warehouse/Distribution Center Revised
preliminary plan dated 5/9/2022
(2766 PA Route 100, Orefield, Pa)

Attorney Kate Durso of Fitzpatrick, Lentz & Bubba, Barry Henry of Route 100 Associates, Josh Hoffman, P.E. of Snyder, Secary and Associates a Division of Pennoni (Design Engineer) and Benjamin Guthrie of Traffic Planning & Design, Inc. attended the meeting and presented the plan. Attorney Kate Durso explained what has been done since March. Ben Guthrie discussed the traffic study, this one includes projected traffic for the other two warehouses, the updated improvements, the widening of Route 100, and turn lanes on route 100 into the driveway. Based on feedback, there will be a truck restriction on Windy Road and enhanced signage on Claussville Road. Peak hours increased 2% at the intersection of Route 100 and Kernsville/Claussville Road.

Stephen Lear expressed concerns of Lowhill being a small township with a small budget. We don't have the ability to enforce tractor trailers ignoring signs, the State Police don't have the time or workforce to enforce the signage. He asked if there are tenants for the building. There is not at this time. His

concern is based on what goes in, could exponentially raise the tractor trailer traffic, which will push them onto township roads when they miss the turn. The tax benefit won't cover damage to our roads, signs and potential damage to residents' yards. He recommends the Board of Supervisors get an escrow account for each warehouse to compensate for damage in the amount of \$250,000 for the next 5 years. Barry Henry would take it under consideration for the Route 100 warehouse but cannot speak for the other warehouses. Attorney Kate Durso would like a better detailed description of what the Township is looking to do with the escrow account. Brian Carl recommended putting a lump sum contribution in a kitty for use on any township road. Stephen Lear made a motion to have the Board of Supervisors, Solicitor and Brian Carl discuss what could be done and an amount for each warehouse. Preston Nelson seconded the motion. Motion carried.

Joseph Tursi – (7625 Pony Road) All he hears is negative, he doesn't see any positive for the community.

Larry Geiger reminded everyone that there are only certain things the Planning Commission can do. The Lehigh Valley Planning Commission is giving an informative meeting on June 9, here at the Fogelsville Volunteer Fire Company. He urges everyone in the community to attend.

Benjamin Guthrie of Traffic Planning and Design stated that he will continue to cooperate with the other warehouse developers to ensure all traffic studies are in coordination with one another. The study is done for Kernsville Road and Route 100. At this time, the left turn lane arrow has not been submitted because PennDot was not in agreement with it.

Mike Divers believes there should be a traffic study done at Applewood, (Mohr Lane & Route 100) which is where the problem will definitely be. Benjamin Guthrie noted that it was brought up at other meetings with the Lehigh Valley Planning Commission, it was not complete at the time, but it will be studied and submitted.

Brian Carl went over his comments dated 5/9/2022 with the Board and the applicant. A discussion about visibility of the warehouse from Route 100 ensued. Matt from Trammel Crow commented via zoom that the building is approximately 35' below route 100. Barry Henry of Route 100 Associates will provide a more detailed drawing of tree's and their height. Mike Divers proposed staggering the trees. Brian Carl reminded the Board that the trees they are proposing are 6' in height, which is what our ordinance requires. Stephen Lear asked if the developer can make the building look like a barn. Attorney Kate Durso stated that the building is to code and they are not proposing to make it look like anything else.

Ryan Christman of Keystone Consulting Engineers reviewed his letter dated May 23, 2022.

Lori Ann Wukitsch – (2454 Apple Road) Asked who is speaking. The speaker is Ryan Christman, Lowhill Township's Engineer.

Brian Carl explained what a sewage facilities Planning Module is.

Stephen Lear made a motion to sign the Planning Module. Barry Betz seconded the motion. Motion carried. The Planning Module will go to the June Board of Supervisors meeting; this will be done by resolution.

Linda Mohr – (3396 Masters Hill Road) Landscaping and signage are being discussed, how are the roads being widened? Expressed concerns for trucks during the winter.

Bernetta Dougert – (2865 Tycolia Court) Will the road ways be completed before the building is built? Barry Henry of Route 100 Associates said that PennDot will require them to be complete prior to CO.

Resident – (Pony Road) What are the exact dates of the traffic studies? The date for this study was October 26, 2021. Traffic studies are done on Tuesday's, Wednesday's and Thursday's.

Joseph Howard- (2872 Tycolia Court) is there any buffering being done on Windy Road? There is existing foliage that will remain.

Terry Lenhart – (6616 Kernsville Road) Doesn't understand the variance for a hardship, then adding a retaining wall. Brian Carl explained the wall is approximately 120' from the building and is not part of the building.

Bill Aine – (Windy Road) How deep are the retention ponds? Josh Hoffman of Pennoni stated that one is 6' deep and the other is 8' deep from the top of the berm. Brian Carl explained that the site will have a PCSM plan that they will need to follow after it's built and that we will have the authority to make sure it is maintained.

Joseph Howard –(2872 Tycolia Court) Windy road will get flooded, it floods now.

Lori Ann Wukitsch – (2454 Apple Road) Go to the bottom of Wertman, Apple and Windy, it gets flooded now. Wants to know how they will improve.

Greg Snyder – (7477 Autumn Road) What assurances does Lowhill have from the Lehigh County Authority, in reference to extending water lines?

Attorney Kate Durso explained that they were given approval from LCA and are working on plans for the extension. There will be a signed agreement from the Township and the Lehigh County Authority.

Kristin Dion – (8053 Wertman Road) has there been a traffic study for Apple Road, can you put a green roof on the warehouse? Benjamin Guthrie said the traffic study has been done, he doesn't have it in front of him. He explained how a traffic study is completed. Josh Hoffman said the green roof is too heavy for the structure.

Joanne Mertz – (7030 Windy Road) If there is an accident, where will the trucks go?

Scott Reichle – (Herber Road) How do you know the traffic if you don't know who will be in the warehouse? Benjamin Guthrie explained how traffic is estimated and that the low volume is 25 – 750 vehicles per day, by PennDot standards.

Sandy Billig – (Claussville Road) Concerned there are empty warehouses in Bethlehem and they are still building more.

Sue McCorry – (7453 Skytop Court) Doesn't agree with using their own data for these studies.

Resident – (Pony Road) Concerned there's only 4 overnight parking spots for trucks, are there enough parking spots for workers? Yes, there are 250 + spots, which meets Lowhill's ordinance.

Stephen Lear asked if PennDot is listening to our concerns. Brian Carl stated our review letters have been sent to PennDot. Unfortunately, we cannot force these developers to install an additional lane on route 100 from Fogelsville.

Stephen Lear made a motion to approve the preliminary plan to be moved to final. Kevin Bubbenmoyer and Larry Geiger both second the motion. Motion carried. John Casciano and Barry Betz both left the meeting and were not present for the vote.

Mike Divers made a motion to adjourn. Stephen Lear seconded the motion. Motion carried. The Lowhill Township Planning Commission meeting was adjourned at 9:25 pm.

The next meeting is tentatively – **Monday June 27, 2022.**

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