

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of March 9, 2026

Present: Cynthia Miller, Vice Chairman
Bill Jones, Secretary
Tim Bartlett
Wayne Kleintop
Roxann Colfer, Zoning Officer
Michael Corriere, Solicitor
Lori Lambert, Planning & Zoning Secretary
Jim Milot, Township Engineer

Absent: Todd Rousenberger, Chairman

CALL TO ORDER

READING OF THE MINUTES

Planning Commission Minutes

Bill Jones made a motion to approve the minutes and waive the reading of the minutes from February 9, 2026, Planning Commission meeting. Tim Bartlett seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

Joseph Jr. & Susan Ahearn, 5 Lot Preliminary/Final Minor Subdivision

Mark Leuthe from Lehigh Engineering was present to represent this plan.

Mark Leuthe stated that this is a 5-lot minor subdivision, all lots have road frontage. Mike Muffley is in the process of a technical review of the stormwater information submitted, a review letter will be issued.

A review letter from the Township Sewage Enforcement Officer, Eric Erb of Keystone Consulting Engineers has been received dated March 3, 2026. The appropriate sewage facilities planning module shall be submitted. Primary and replacement absorption area sites have been tested and found suitable for on-lot disposal.

A review letter from the Township Engineer Mike Muffley of Hanover Engineering dated March 7, 2026, has been received. A waiver is being requested from Section 147-17.D(4), which requires lot depth to width ratio of residential lots not to be less than one to three (1:3) nor more than three to one (3:1). A maximum depth to width ration of 3.5:1 is proposed due to the dept of the tract. Mark Leuthe stated that this property is not in Agricultural Preservation, the 10 acres is outside the preservation area. The property is in Act 319, they are aware that if they break the Act,

back taxes will need to be paid. Item 16, the plan contains an offer of dedication of right-of-way. Jim Milot stated that research of prior subdivisions to the south and across the road should be done to keep consistency of the right-of-way dedication. The Planning Commission tabled this discussion until the research has been done. Jim Milot stated that Mark Leuthe should make sure that Lot 1 has safe sight stopping distance. Item 6, the location map will be revised. Item 7, the plan has been submitted to the LVPC for review. Item 9, streams, wetlands and floodplain areas will be added to the plan if there are any. Item 18, recreation fee will be paid.

Cindy Miller had a concern with the slopes on the lots. Mark Leuthe stated that the footprint will be consistent with the size of the lot, stormwater testing is mid-lot, the homes will be constructed away from the slopes. Bill Jones had a concern with the impervious coverage. Mark Leuthe stated that the maximum allowable impervious coverage is 20%, the calculations will be based upon the stormwater, and the allowable remainder will be provided on the plan.

The Board discussed the dedication of the right-of-way, it gives the Township flexibility if they want to get in there and do shoulder or roadway widening, drainage, pipe work. Cindy Miller has a concern with drainage. Jim Milot stated that if the Township is not inclined to take the dedicated right-of-way, the Township could ask for an easement area or leave it as is. Under the existing road laws, 33' is the extent of the right-of-way, 16 ½' on either side of centerline. Mark Leuthe will have someone in his office research if right-of-way has been previously dedicated on properties to the south and across the road.

Bill Jones made a motion to grant the waiver request of Section 147-17.D(4), from the requirement that the lot depth to width ratio of residential lots not to be less than one to three (1:3) nor more than three to one (3:1). A maximum depth to width ration of 3.5:1 is proposed due to the depth of the tract. Wayne Kleintop seconded the motion. All voted aye. Motion carried.

Mark Leuthe stated that they will be back with a revised plan. The waiver request will be reviewed at the April 14, 2026, Board of Supervisors meeting.

The plan was tabled.

ORDINANCE REVIEW

Data Storage Center

Lori Lambert noted that she received an email from Mike Muffley stated that he was not providing a draft ordinance; he had spoken to Cindy Miller, and she was providing a draft from Lowhill Township. Cindy Miller stated that there was a miscommunication between them, she doesn't have a copy of Lowhill's ordinance. She will request a copy and provide it to Lori Lambert to distribute to the Board. Lowhill Township hasn't adopted the ordinance yet; it is 23 pages and is before LVPC for review. She said that it potentially will be adopted statewide. Jim Milot stated that Hanover Engineering is presently involved in 4-6 right now; Upper Saucon, Bethlehem Township, Paradise Township, East Allen Township, Hanover Township (Northampton County). The State is currently looking at how much a municipality can regulate data centers. Jim Milot stated that there are inconsistencies in the requirements for traffic studies, this should be resolved prior to adopting the ordinance. Tim Bartlett feels that we should reconsider the 10-acre minimum requirement, this minimum seems low.

Zoning Ordinance

The draft provided by Pennoni contains many inconsistencies. Roxann Colfer stated that we should create a master with the required changes and have Pennoni change the document or have Pennoni send the Township the Word document and have someone here make the appropriate changes. Cindy Miller went through it and compared the draft to our existing Ordinance, it seems as though Charlie Schmehl captured everything up to October of 2024. Cindy Miller stated that she has some sort of change on almost every page of the draft. Her concern is that every time we send changes, a draft is provided back to the Township, and we don't know what changes were made; we have to go through and reread 300+ pages. Jim Milot stated that the content has to be reviewed very carefully for consistency. Cindy Miller stated that the number of hours that the staff has worked on this is ridiculous when we have a consultant. Some content that was correct in the prior draft is now wrong, corrections haven't been made as requested, section numbering is wrong. The Planning Commission needs to decide how we move forward. The Board had discussion on how to move forward with completing the Ordinance. Cindy Miller stated that Pennoni has requested additional payment. The Board agreed that Pennoni needs to be contacted, and they need to attend a Board of Supervisors meeting for discussion.

Tim Bartlett made a motion to send a letter to the Board of Supervisors recommending that Pennoni's payment request be tabled and not paid until Pennoni appears before the Board of Supervisors at their March 24, 2026, meeting, and provides an update on making the changes to the Zoning Ordinance as required by the Township. It is also recommended that the final draft be provided to the Township by May 26, 2026. Bill Jones seconded the motion. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

There was no board discussion at this time.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Bill Jones made a motion to adjourn. Tim Bartlett seconded the motion. All voted aye. Motion carried.