

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of August 10, 2026

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

Absent:

CALL TO ORDER

READING OF THE MINUTES

Planning Commission Minutes

Cindy Miller made a motion to waive the reading of the minutes and approve the minutes from July 13, 2026, Planning Commission meeting. Tim Bartlett seconded the motion. All voted aye. Motion carried.

ADVISORY TO ZONING HEARING BOARD (ZHB)

David Clive & Lori Rae Beaumont, owner of 3833 Dogwood Road, Walnutport, PA 18088 is requesting special exception approval to operate a Hair Salon within a proposed Single-Family Dwelling.

Todd Rousenberger stated that the Board has received the Zoning Hearing Board application/packet and the proposal does meet the requirements of a home occupation. Roxann Colfer stated that Mr. & Mrs. Beaumont are in the permitting process, prior to permit approvals, the ZHB approval is required. Mike Muffley provided a brief history; there are steep slopes throughout the lot, which also include the driveway. Relief has been granted from the ZHB from the steep slope requirements. There were some issues with drainage easements to the detention basin which have been worked out, and the site plan is now ready to go. The last requirement would be the special exception approval for the home occupation; adequate parking should be available and the maximum floor space dedicated to the business should not exceed 25% of the floor area of the dwelling unit or 500 square feet.

Section 180-82 Home occupations – criteria

- A. Criteria met
- B. Criteria met, one seat is proposed
- C. Criteria met
- D. Criteria met

- E. Criteria met
- F. Criteria met
- G. Criteria met
- H. Criteria met
- I. Criteria met, 232 sq ft proposed
- J. Criteria met
- K. Criteria met, 3 spaces being provided; 1 required
- L. Criteria met
- M. State license will be provided to ZHB

The sewage for the salon was included in the planning module and has been approved. Roxann Colfer stated that the ZHB can put conditions on the restroom, requiring that ingress and egress be ADA compliant. Todd Rousenberger stated that the Board does not have any additional conditions regarding this request.

Cindy Miller made a motion to send a recommendation letter to the ZHB stating that the request meets the criteria set forth for home occupations. The Planning Commission recommends approval based upon compliance with the special exception criteria established by the Ordinance, with no additional requirements recommended. Tim Barlett seconded the motion. All voted aye. Motion carried.

ORDINANCE REVIEW

Zoning Ordinance - Draft

Todd Rousenberger stated that the Board has the July 2026 version of the Zoning Ordinance from Pennoni. Each Board member was to go through each zone and come back with items to discuss. Todd Rousenberger noted that the version we received from Charlie Schmehl versus the version received from Pennoni contains some items that the Board has not discussed. These items should be discussed and make the appropriate changes. The Board agreed to review each zoning district.

Section 180-16, Agriculture/Rural Residential (A/RR), review by Tim Bartlett

- Pg 87, 18.a.(2), Roadside stands, does not specify if the product can be brought in from off site. Mike Muffley stated that it is specified in the definition. No change required.
- Pg 91, NOTES footnote 2, does not specify what type of fence. Mike Muffley doesn't feel that the specific type of fence should be regulated in the Zoning Ordinance. Roxann Colfer stated that a zoning permit is required for all fences, anything over 6' in height also requires building inspections along with the electric. The Board felt a definition of agriculture fences is not needed. No change required.

Tim Bartlett did not have any comments regarding the other two sections he reviewed, Section 180-17, Village Residential (VR), and Section 180-19 Neighborhood Commercial/Village Residential (NC/VR).

There were additional items discussed in Section 180-16, A/RR

- Pg 87, B.6, crop farming. Crop farming is considered an agricultural use. B.6, should be removed.
- Pg 87, B. 9, horticulture and forestry. This section should be removed.
 - o Commercial Forestry is a use and should be listed separately as a special exception. Commercial Forestry criteria, Section 180-29, should be moved to specific criteria section. First sentence "Commercial forestry is permitted by right in all zoning districts..." shall be removed.
- Pg 87, B.7, Farm Occupation, shall be moved as a special exception.
 - o Pg 236, Specific Criteria Section 180-95 Farm Occupation listed as permitted by special exception.
 - o Farm Occupation, where listed in any other zone, should be listed as a special exception.
 - o A.1, square footage should be changed from 600 sq ft to 1,000 sq ft.
 - o A.3.a, square footage should be changed from 600 sq ft to 1,000 sq ft.
- Pg 87, B.11, Outdoor recreation shall be removed from all zoning districts.
- Pg. 88, 18.c, beekeeping, this regulates commercial beekeeping. If a resident has a hive on their property, it is considered a hobby. No changes required.
- Pg. 89, a-g, need to be renumbered, starting with 19.
- Pg. 89, 18.C.2, Adult Day Care Center, should be removed as a Special Exception in the A/RR zone.
- Pg. 89, 18.C.5, Domestic Violence Shelter should be removed from all zoning districts.
- Pg. 52-53, Group Home, add 10. Emergency Residential Shelter.
- Pg. 232, Section 180-89 Domestic Violence Shelter criteria should be removed.

GENERAL BOARD DISCUSSION

The Board set meetings for the following dates:

Special Meeting to discuss the proposed zoning changes: August 31, 2026, at 6:00 pm

The regularly scheduled meeting for September 14, 2026, has been canceled and rescheduled to September 23, 2026, at 6:00 pm.

Todd Rousenberger will not be present at the October 12, 2026, meeting.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Cindy Miller made a motion to adjourn. Tim Bartlett seconded the motion. All voted aye. Motion carried.