

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of May 11, 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

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

TIME EXTENSION

Joseph & Susan Ahearn, 445 N. Granger Road, 5 lot Preliminary/Final Minor Subdivision, plan expires June 7, 2026

Mark Leuthe from Lehigh Engineering was present as the representative of this project. A time extension request until October 31, 2026, is being requested.

Mark Leuthe stated that they are in the process of revising the plan to address some of the drainage issues from Hanover Engineer's letter and getting the plan ready to submit to the LVPC and NCCD.

Wayne Kleintop asked if they build one house per year, what happens with the septic permit. Mike Muffley stated that they are good for 5 years, but it is up to the SEO.

Bill Jones made a motion to grant the time extension request for the Joseph & Susan Ahearn plan until October 31, 2026. Tim Bartlett seconded the motion. All voted aye. Motion carried.

ORDINANCE REVIEW

Zoning Ordinance

Todd Rousenberger stated that Jamie Magaziner from Pennoni is calling in to discuss the draft Zoning Ordinance. A draft copy was received May 1, 2026, and May 11, 2026, right before the meeting. A summary of changes was also provided. The following items should be reviewed:

- Where does Pennoni feel they are with the draft ordinance.
- Where is the zoning map.
- The building height and the maximum lot coverage requirements are inconsistent.
- Page 104, NC zone chart, oil and gas have been removed as a line item on the chart.
- Page 115, oil and gas minimum lot area has changed.
- Animal Hospital has been removed and placed under Veterinary Clinic.

Jamie Magaziner called in, Todd Rousenberger stated that the purpose of the call is to get everyone on the same page to try and wrap this up in the best expeditious manner. Cindy Miller noted that we were to receive a final draft by May 25, 2026, how are we going to get to there.

Todd Rousenberger stated that the Planning Commission received a draft ordinance on May 1, 2026, and an updated version was received prior to tonight's meeting along with a summary of changes. It was also noted that the zoning map has not been received. Jamie Magaziner stated that she can get the zoning map over asap, she has not worked on the map. Lori Lambert noted that Jay Chaimberlain from Hanover Engineering provided an updated Township map, this updated map was to be used. Jamie Magaziner doesn't believe that those changes have been made, she feels that she can have the zoning map out to the Board by May 15, 2026.

Lori Lambert stated that changes were emailed to Jamie Magaziner, it is not clear if these changes are incorporated in the summary provided. Jamie Magaziner stated that the formatting comments from Roxann Colfer have not been made; however, the substantial changes have been made.

Jamie Magaziner went through the summary of changes made:

- Section 180-5.B, "or other authorized" has been added.
- Section 180-15.2.1, Beekeeping, "to certain properties" has been added. Allowed as an accessory use in A/RR and BMC zone. The definition has been updated to match current conditions.

- Concentrated Animal Operation (CAO) 2.2, the average animal weights used to calculate Annual Equivalent Units shall be based upon standards published by DEP to carry out the Pennsylvania Nutrient Management Act.
- Day Care Commercial 2.3, has been reviewed and updated to adhere to State Legislation.
 - The Board needs to determine which district each Day Care use will go into.
- One percent annual chance flood boundary has been updated.
 - Roxann Colfer stated that the note needs to be removed from the definition.
- Personal service has been updated and not linked to personal care facilities. Examples are provided, “includes but are not limited to” should be added.
- Personal care home or assisted living residence, skilled nursing facility, convalescent home.
 - Jamie Magaziner will check to see if these facilities are listed accurately, there are inconsistencies. The term convalescent isn’t used in the ordinance, only in the definition.
- Places of Worship and Related Uses have been updated per discussions with ZO.
- Principal Solar Energy Production Facility has been updated per discussions with ZO.
- All notations at the end of definitions where it states “updated as per comments from ZO” will be removed.
- Dimensional Requirements F.5, “or top of the berm” has been added.
- Section 180-30 Common Open space A.2, requirements “and/or archaeological” has been removed.
- Section 480.42 Outdoor storage and display requirements, C.3, “because of the potential need for snow removal” has been removed.
- Section 180.132, Skilled Nursing Facility, “hospice” has been added.
- Section 180-148 Extension or alteration of nonconforming use or structure, A. “or structure” has been removed.
- Pages 148-150, tables for permanent and temporary signage requirements have been added.
- Commercial recreation facility, criteria is listed under Section 180-83.
- Storage container definition has been added.
 - Roxann Colfer stated that the new IRC (R301.1.4) permits storage containers to be converted into homes.
 - Shipping containers, storage containers, sea containers, need to be restricted as an accessory structure.

- This should be addressed under the accessory use section and strengthen the language of the definition.
- It shall be unlawful to use an unmodified shipping container, sea container, storage container, for any accessory use. "in the interpretation of the Zoning Officer" should be added.
- Truck and motor freight terminal, listed as truck or motor freight terminal throughout document, should be consistent as truck and motor freight terminal.
- A definition for indoor recreation has been added. "Including but not limited to" will be added.
 - Billiard halls fall under this definition.
- "Indoor" has been added to theater.
- The references to other counties and townships have been revised throughout the document.
- Maximum building height throughout the document has been changed from 35' to 38'. Check all zoning district percentages for accuracy. Except for PRRC.
- Maximum lot coverage percentages have been changed. Check all zoning district percentages for accuracy.
- Make sure the zones that permit oil and gas activities; the design standards chart numbers are accurate (maximum lot coverage & minimum lot area).
- Off street parking requirements chart, Institutional and Educational Uses Section has been removed and needs to be added.
- Business Park District, accessory uses are covered under the principal use. Jamie Magaziner will add a note that the dimensional requirements apply to principal and accessory uses.
- The maximum lot coverage for residential accessory structures should be 10%.

Jamie Magaziner stated she can have these changes made and provide a draft Zoning Ordinance and the Zoning Map to the Board by the end of the week. The draft will include the tracked changes, and a summary of changes will be provided. Todd Rousenberger stated that we will discuss the draft at the next meeting. Cindy Miller stated that we need to get this passed, we've been working on this for 3 years. The goal is to have a draft ready at the next meeting for recommendation to the Board of Supervisors. Jamie Magaziner should plan on calling in to the next meeting. Jamie Magaziner left the meeting.

The Board discussed the following:

- Convalescent home and associated facilities, the word convalescent is not used in the Ordinance. Either convalescent

home should be removed and list each facility separate or add convalescent home to the zoning districts.

- This is a type of use; all these facilities could be summarized as a personal care facility.
- Sober living should be added to group homes.
- Horticultural-related uses in PRRC should be removed, this falls under agriculture.
- Horticulture and forestry should be changed to commercial forestry through the Ordinance.
- Accessory ground mount solar; buffer/screening are not required in the current Zoning Ordinance. The screening requirements from principal solar should be added to accessory ground mount solar.
- Section 180-40, permanent/temporary occupancy requirements which allows temporary occupancy of a camper for 14 days. Roxann Colfer suggested removing this Section, occupancy of campers has become a problem in the Township.
- Roadside stands, as an accessory to a farm, any structure used to display goods shall not exceed 2,000 square feet.
 - Do we want to keep the square footage as 2,000.
 - Accessory uses are not permitted in the front yard, this is conflicting.
 - There is no definition of roadside stand.

GENERAL BOARD DISCUSSION

There was no board discussion at this time.

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.