

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of January 12, 2026

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

Absent: Tim Bartlett

CALL TO ORDER

RE-ORGANIZATION

Michael Corriere ran the nomination for Chairman.

Michael Corriere opened the nominations for Chairman. Cindy Miller made a motion to nominate Todd Rounsenberger as Chairman. Bill Jones seconded the motion. All voted aye. Motion carried. There were no other nominations; the nominations were closed. Cindy Miller made a motion to appoint Todd Rousenberger as Chairman. Bill Jones seconded the motion. All voted aye. Motion carried.

Todd Rousenberger ran the nominations for Vice Chairman and Secretary.

Todd Rousenberger opened the nominations for Vice Chairman. Bill Jones made a motion to nominate Cindy Miller as Vice Chairman. Todd Rousenberger seconded the motion. All voted aye. Motion carried. There were no other nominations; the nominations were closed. Bill Jones made a motion to appoint Cindy Miller as Vice Chairman. Todd Rousenberger seconded the motion. All voted aye. Motion carried.

Todd Rousenberger opened the nominations for Secretary. Cindy Miller made a motion to nominate Bill Jones as Secretary. Todd Rousenberger seconded the motion. All voted aye. Motion carried. There were no nominations; the nominations were closed. Cindy Miller made a motion to appoint Bill Jones as Secretary. Todd Rousenberger seconded the motion. All voted aye. Motion carried.

The Board took a moment of silence in honor of David Shulman.

READING OF THE MINUTES

Cindy Miller made a motion to approve the minutes and waive the reading of the minutes from the December 8, 2025, Planning Commission meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

Draft Zoning Ordinance Review

Todd Rousenberger stated that a draft was received last Friday and questioned if they contain all of the comments from previous minutes. Lori Lambert did not know, the Share Point that was sent to Pennoni did not contain the comments from Cindy Miller or Mike Muffleay. Cindy Miller will check to see if she saved the Share Point on her computer, which had comments from everyone and forward to Lori Lambert.

Definition of Tiny Home Pg. 33

- Mike Muffleay stated that a tiny home shall be regulated as a single-family dwelling, it is a principal use, one per lot permitted.
- The minimum size should be removed.
- Definition should be revised to: A dwelling unit placed on a property for occupancy as a principal dwelling unit; size regulated by the International Residential Code (IRC) as adopted by the Pennsylvania Uniform Construction Code.

Section 180-134, Tiny Homes or Miniature Housing Units, Pg. 251

- A. this section should be removed.
- B. "Tiny homes can be...", "can be" change to "shall".
- C. "shall require conditional use..." change to "shall not be permitted".
- E. this section should be removed.

Section 180-16 Agriculture/Rural Residential District (A/RR) Pg. 66

- 10. Library listed as permitted use. Should be listed as conditional use.

Section 180-17.2, Neighborhood Commercial/Village Residential District (NC/VR) Pg. 74

- Add; Tiny homes are not permitted.

Section 180-18-1, Planned Resort Residential Community District, (PRRC) Pg. 78

- Add; Tiny homes are not permitted.

Planning Commission Minutes
January 12, 2026
Page 3

Section 180-18 Resort Commercial (RC) Pg. 75

- Add; Tiny homes are not permitted.

Section 180-19, Neighborhood Commercial District (NC) Pg. 87

- Add; Tiny homes are not permitted.

Section 180-20, General Commercial District (GC) Pg. 92

- Add; Tiny homes are not permitted.

Section 180-23, Blue Mountain Conservation District (BMC) Pg. 105

- Add; Tiny homes are not permitted.

Section 180-16.E. Dimensional Standards Pg. 68

- Residential accessory uses and All other accessory uses, maximum lot coverage, the proposed 10% is acceptable to the Board.

Section 180-17.E. Dimensional Requirements Pg. 72

- Residential accessory uses and All other accessory uses, maximum lot coverage: the proposed 10% is acceptable to the Board and should be added to the chart.

Section 180-18 Resort Commercial (RC) Pg. 75

- C. Remove auction house as special exception.

Section 180-20 General Commercial District (GC) Pg. 92

- C. Auction house should be added as a special exception.

Section 180-22, Industrial/Commercial District (IC) Pg. 100

- Item 47 Welding Shops, per Pennoni summary, proposed general regulations are acceptable to the Board and can be added.

Section 180-142 Wind Energy Conversion System

- Special criteria needed to regulate wind energy as a principal use.

Urban Winery

- Do we need to add urban winery or does it fall under winery.

Food Truck

- Do we need a definition.
- Concern with electric, septic, water if a food truck becomes permanent.
- Discuss with Pennoni if regulations are needed.

Planning Commission Minutes
January 12, 2026
Page 4

Commercial Recreation Facility

- Includes shooting range, indoor and shooting range, outdoor commercial.

GENERAL BOARD DISCUSSION

Todd Rousenberger suggested that everyone should review the Ordinance and see if there are further issues that need to be discussed at the next meeting.

Lori Lambert stated that if we can get a quorum for the February PC meeting, it will be advertised as a joint meeting with the Ad Hoc Committee and Planning Commission; there are minutes from the August 2025 Ad Hoc Committee that haven't been approved.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Cindy Miller made a motion to adjourn. Bill Jones seconded the motion. All voted aye. Motion carried.