

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of August 31, 2026

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

Absent: Roxann Colfer, Zoning Officer

CALL TO ORDER

ORDINANCE REVIEW

Zoning Ordinance - Draft

Todd Rousenberger stated that the Board will continue to review the draft zoning ordinance.

Items discussed in Section 180-16, A/RR

- Pg. 89, C.12., the way a use is listed in the definition and specific criteria is how it should be listed in all zoning districts. For example: the definition for personal care facility versus the use listed as personal care home or assisted living residence. The wording should be consistent throughout the Ordinance.
- Pg. 89, C.18, use-tiny homes, listed in definition as tiny home or miniature housing units. Shall be consistent throughout the Ordinance.
- Pg. 306, 180-138.D., shall be revised as "For the purpose of this Ordinance, a Tiny Home or miniature housing units on wheels is considered a recreational vehicle."
- Pg. 89, C.19, use veterinarian facilities, listed in definition as veterinary clinic, listed as veterinarian facilities in criteria. Shall be consistent throughout the Ordinance.
- Pg. 90, D.6, Library shall be moved to Special Exception.
- Pg. 90, D.8 and 9, use wording vs. the criteria wording shall be consistent throughout the Ordinance.
- Pg. 90, E. Dimensional requirements, Use: Agricultural, Horticultural and Forestry Related uses, Min. Lot Area (acres), the 1 should be changed to 10.
- Pg. 90, E. Chart, residential accessory uses, not permitted in front yard.
 - o A farm stand is only permitted if you are a farm and can be in the front yard. If a residential property wants to sell home grown produce, eggs, etc., they are not permitted to have a stand in the front yard.

- Pg. 90, E Chart, all other accessory uses, not permitted in front yard.
 - o The Board discussed allowing accessory structures in the front yard with criteria; such as the structure cannot be more than a percentage of the principal structure and a setback greater than 100 feet. Consider screening and building height. Mike Muffley will come up with proposed language.
- For further discussion, should screening be added to the Ordinance for solar panels.
- Check to see if language was added for accessory structures, % not to exceed X.

Section 180-17, Village Residential District (VR)

- Pg. 92, B.1, Adult Day Care Center, keep as a permitted use.
- Pg. 92, B.3, Forestry, update to reflect changes from minutes of August 10, 2026.
- Pg. 92, B.5, Crop Farming should be deleted.
- Pg 92, B.7, Farm Occupation, move to Special Exception.
- Pg. 92, B.9, Limited Landscaping Business, does not need a definition. This use falls under the home occupation definition and criteria as listed for Limited Landscaping Business.
- Pg. 93, C.4, Domestic Violence Shelters should be removed.
- Pg. 93, C.9, Intermediate care facility for developmentally disabled, should be changed to Intermediate care facility. Make this change throughout the Ordinance.
- Pg. 93, C.10, Wherever a Library is listed, it should be a Special Exception.
- Pg. 93, C.13, Places of worship and related uses lists cemetery.
 - o In General Criteria, a section needs to be added for Cemetery. A Cemetery is permitted as a principal use in all zoning districts provided it complies with Section 180-123.
- Pg. 93, C.16, Stables and Kennels, Section 180-135, did not finish discussing. Will pick up at next meeting.
- Pg. 289, Section 180-123, Pets, Keeping of, has been added under specific criteria and should be listed under general regulations. This is not a use.
- Pg. 297, Section 180-129, Recreation Vehicle, Storage of One or Two, has been added under specific criteria and should be listed under general regulations. This is not a use.
- Pg. 298, Section 180-130, Residential Accessory Structure, has been added under specific criteria and should be listed under general regulations. This is not a use.
 - o 180-130.B. "required front yard", shall be corrected to front setback.
- The Board did not finish discussing Section 180-123, Section 180-129 and Section 180-130 and will be discussed at the next meeting.

GENERAL BOARD DISCUSSION

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.