

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, MAY 6, 2024
REGULAR MEETING MINUTES**

Members Present: Gail Linde, Kara Stever, Lois Gadek, Ellen Koplín, Cathleen Bannon, John Harbove and John Bannon.

Others Present: Mark Cappuccio (Solicitor), Emily Fucci (Zoning Officer/Planning Administrator) and three members of the public.

1. The meeting was called to order at approximately 6:35PM by Gadek.
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the March 4, 2024 Planning Commission (PC) Meeting.

A. **Motion** by J. Bannon to approve the March 4, 2024 meeting minutes as presented.
Seconded by Harbove. **Carried unanimously.**

6. 6341 Hoffman Lane Land Development Plan. Submitted October 19, 2022. Expires May 31, 2024. Action Due: May 6, 2024. Owner: S.J.C. Development Group, LLC. Property consisting of 1.5 acres located at 6341 Hoffman Lane in the Village Center zoning district. Plans presented for review of modifications present on the property that were completed without prior approval and differ from approved Village Center Subdivision Plan of June 17, 2005.

A. Cappuccio provided the PC with an update on the pending litigation affecting the property. The Judge recently issued an order asking for revised plans to be submitted to the Township in 30 days and provided the Township 30 days to review the plans. Cappuccio and Matt Deschler, attorney for the property owner, have been in discussion to file a stipulation asking for additional time to submit and review the plans. Cappuccio advised the stipulation will provide an additional 30 days for the applicant to submit the revised plans and an additional 30 days for the PC to review the revised plans. The stipulation would set a timeline requiring revised plans be submitted by June 5, 2024 and the PC to review the revised plans at the July 1, 2024 meeting.

B. Deschler advised that all parking within the clear site triangle at the intersection of Hoffman Lane and Dekrane Drive will be immediately removed, but no changes to impervious coverage will be made until the revised plans are reviewed and approved.

B. Gadek announced receipt of the developer's May 6, 2024 extension of time request from Deschler on behalf of the property owner until August 5, 2024.

1. **Motion** by C. Bannon to accept the developer's extension of time request until August 5, 2024, having been advised by Cappuccio of the extension to submit plans by June 5, 2024 and for the PC to review the plans on July 1, 2024.
Seconded by Harbove. **Carried unanimously.**

5. Zoning Ordinance Amendment Discussion

A. Fucci provided an overview of the existing solar energy use regulations and read through a list of recommended changes based off of research and Ordinance samples provided by PSATS. In-depth discussion followed amongst the PC on what regulations may be appropriate for the Township and what regulations may be overbearing. Harbove provided information on upcoming legislative changes that may affect solar use and suggested a restriction on residential size. Stever suggested the Historic Commission review panels being proposed on historic structures. J. Bannon was opposed to requirements for panels to be of a certain quality, considering it unfair to residents who may wish to purchase panels for a lower price point.

B. Discussion was held on revisiting the inclusion of an overlay district. Koplin voiced her support of the overlay district and its benefit to the Township.

C. A consensus was received that roof mounted solar would be permitted by right and ground mounted would be permitted by special exception. The PC was also in agreement that "Other Alternative Energy Generation" be separated from solar and recategorized with wind energy. Fucci will draft the items discussed with formal verbiage for review at the next meeting.

6. LVPC Review Letter of Zoning Map Amendment Rezoning to Low Density Residential for Macungie, Borough, Lehigh County

A. Gadek announced receipt of the April 5, 2024 letter. No comments received from the PC.

7. Upper Saucon Township Proposed Update to Township Comprehensive Recreation and Open Space Plan

A. Gadek announced receipt of the April 8, 2024 letter. Discussion was held on the contents of the plan, but no comments were recommended to be made to Upper Saucon.

8. Public Comment

A. Cappuccio mentioned legislation that is proposed to allow manufactured housing as a by-right use.

B. Tim Cogle commented on a bridge that is being reviewed for construction to service a truck depot in Upper Saucon Township that will affect one of the parcels listed as open space in the Upper Saucon Recreation and Open Space Plan.

11. Adjourn Meeting

A. **Motion** by Harbove to adjourn the meeting. **Seconded** by Stever. **Carried unanimously**. Meeting adjourned at 8:16PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary

APPROVED