

LEHIGH TOWNSHIP PLANNING COMMISSION MEETING

Minutes of June 8, 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 May 11, 2026, Planning Commission meeting. Tim Bartlett seconded the motion. All voted aye. Motion carried.

ZONING HEARING BOARD REVIEW

Barbara Fairall, 1465 Blue Mountain Drive, Danielsville, PA 18038, is requesting special exception approval to operate a short-term rental in an existing single-family dwelling in the Resort Commercial Zoning District.

Todd Rousenberger stated that everyone has received the Zoning Hearing Board packet; which includes pictures of the outside and inside of the home along with the bedrooms. Also included is a copy of the notice of violation from the Township, a photocopy of the original land development plan which shows 4-5 parking spaces. There are no improvements proposed. Item 12, the request is to utilize 65% of the home all year round as a short-term rental. Barbara Fairall stated that she makes \$14-15,000 per year, which pays her taxes. She does not have a lot of rentals, mainly from people who hike the Appalachian Trail and workers from Blue Mountain Ski Resort. She lives in the home on a full-time basis; she has been running the short-term rental for 11 years. Cindy Miller stated that she wouldn't put any restrictions on this proposal, it is a permitted special exception use in this zoning district. Mike Muffley stated that this proposal will need to meet all of the criteria for the special exception request. The approval of the special exception would go with the property if sold. Roxann Colfer stated that there is an extensive yearly application, an annual license, a fee and a life and safety inspection.

Cindy Miller made a motion to send a letter to the Zoning Hearing Board recommending that this proposal be approved based upon compliance with the special exception criteria established by the Ordinance. Bill Jones seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

Joseph Jr. & Susan Ahearn, 5 Lot Preliminary/Final Minor Subdivision, Expires: October 31, 2026

Mark Leuthe from Lehigh Engineering was present to represent this project.

Mark Leuthe stated that the plan has been submitted to LVPC for review, the next step is the NPDES permit.

A review letter dated June 5, 2026, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Mark Leuthe stated that outside agency approval is needed, O&M agreements are needed, and there are comments in the review letter that need to be addressed. Mark Leuthe is requesting conditional approval based on compliance with the review letter. The waiver has been approved by the Board of Supervisors (BOS). Todd Rousenberger questioned if there is a concern with the underground infiltration right above the septic system. Mike Muffley stated that all the required setbacks are being met. The system will be designed according to what size home is built. Mike Muffley stated that the infiltration is really fast in this area, they will need to add soil mixtures to slow it down. The sewage planning module will be coming through, the Planning Commission and Roxann Colfer will need to sign off on it, the plan will be going through the NPDES review, and the stormwater has been reviewed by himself and the LVPC. Mike Muffley does not feel that the layout is going to change, the conditional approval can be based upon the review letter.

Cindy Miller made a motion to recommend conditional preliminary/final approval of this plan based upon compliance with all the comments in the Township Engineer's letter dated June 5, 2026. Approval of the following items is required: Planning Module by the Sewage Enforcement Officer (SEO), LVPC, Soil Conservation and the requirements of SEO. Providing signatures and notaries on the plan, payment of rec fees, waivers annotated on plan, and approval of the abstract of title. If any substantive changes are required, the plan shall come back to the Planning Commission for review. Wayne Kleintop seconded the motion. All voted aye. Motion carried.

Pastier – 645 Long Lane Road, Preliminary/Final Lot Line Adjustment Plan, Expires: September 6, 2026

Mark Leuthe from Lehigh Engineering was present to represent this project.

A review letter dated June 5, 2026, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Mike Muffley stated that this is a very simple lot line adjustment plan to correct the encroachment of the driveway on the property. There is a non-conforming barn on the property, the non-conforming note shall be added to the plan. A waiver request has been submitted; from the necessity to submit a title report. The liability would fall back to the property owner; the lot line is moving a couple feet, and the property has been owned by the same family for over 100 years. Mike Muffley does not have an issue with Board granting the waiver request. Mark Leuthe stated that there are 3 notes that need to be added to the plan along with the waiver request. He requested conditional approval of the plan. Mike Muffley stated that the previous subdivision plan did not address stormwater, a stormwater allocation chart and note for each lot will be added to the plan. Mike Muffley also pointed out that the property line ends at the ultimate right-of-way and the legal right-of-way along Long Lane Road, 16 ½ feet from center, creates a piece of land that technically no one owns. The only way it can get fixed is with a quiet title.

Cindy Miller made a motion to grant the waiver request from Section 147-9.A.1, requiring the submittal of a title report. Bill Jones seconded the motion. All voted aye. Motion carried.

Bill Jones made a motion to grant this plan conditional preliminary/final approval, conditioned upon compliance with all of the comments in the Township Engineer's review letter dated June 5, 2026, approval from LVPC, signatures and notarizations on the plan, and notation of the waiver approval on the plan. Wayne Kleintop seconded the motion. All voted aye. Motion carried.

ORDINANCE REVIEW

Zoning Ordinance

Todd Rousenberger stated that the Zoning map was provided about 2 weeks ago. Lori Lambert stated that not all of the road names were on the map. An email was sent to Jamie Magaziner from Pennoni requesting that the shape files be sent to Mike Muffley at Hanover Engineering and he would get all the information on the Zoning map. To date, Mike Muffley

has not received any information from Jamie Magaziner. Todd Rousenberger stated that the draft Zoning Ordinance was received after 4 pm on Friday, June 5, 2026, the Board members did not have the opportunity to review it over the weekend. There is really no action that can be taken at this point. Roxann Colfer stated that she spent approximately 2-3 hours today reviewing the draft and a decent amount of her corrections have not been made. There are formatting errors, the storage container/sea container verbiage has not been added, the building height requirement of 35 feet has not been made, verbiage has not been added for adult day care center, there is no definition or criteria for age qualified housing. Lori Lambert stated that she found numerous items that have not been corrected, incorrect definitions, section numbers, table information, etc. Every time we get the draft back, things that were correct are now changed. Cindy Miller questioned if the zoning map is accurate. Mike Muffley stated that Charlie Schmehl basically put the map together, there were some properties that needed to be corrected. It needs to be confirmed if these properties were updated on the map and all of the road names have not been added to the map. Mike Muffley stated that the arch map files and whatever database they used, shape files, should be sent to Hanover Engineering, that way the map can be updated. Cindy Miller stated that we keep kicking this back to them and we are getting nowhere, this was supposed to be done 4 weeks ago. Do we need to just take this over and do it ourselves. We could send a recommendation to the BOS requesting that Hanover Engineering take over the review; however, we don't know what that cost would be and it is doubtful that the BOS would be willing to spend the extra money.

Todd Rousenberger will compare Charlie Schmehl's last version from October 2024 and the June 2026 version from Pennoni using AI. The document will be emailed to the Board once completed; each Board member can take a section and go through it and flag items to be corrected. This will be discussed at the July 13, 2026, meeting.

Pennoni should begin work on the SALDO.

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.