

LEHIGH TOWNSHIP JOINT PLANNING COMMISSION & AD HOC
COMMITTEE MEETING

Minutes of February 9, 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
Bo Root, Township Engineer

Absent:

CALL TO ORDER

READING OF THE MINUTES

Ad Hoc Committee Minutes

Cindy Miller made a motion to approve the minutes and waive the reading of the minutes from the August 27, 2025, Ad Hoc Committee meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

Planning Commission Minutes

Bill Jones made a motion to approve the minutes and waive the reading of the minutes from the January 12, 2026, Planning Commission meeting. Cindy Miller seconded the motion. All voted aye. Motion carried.

ORDINANCE REVIEW

Data Storage Center

Lori Lambert provided the Board with the proposed Data Storage Center definition and general regulations from the draft Zoning Ordinance; Mike Muffley worked with Pennoni to get the Data Storage Center information into the proposed ordinance. Ordinances from Palmer Township and Forks Township were provided by Alice Rehrig.

The two Townships have placed data storage centers in their Industrial Districts as a conditional use. Mike Muffley stated that he and David Backenstoe reviewed the Industrial Zone and how many viable properties there are. It was determined that if the Ordinance were to be challenged, the District and Ordinance are strong enough to hold up that you can develop. The Township doesn't have to provide undeveloped land,

properties in the Zone can be redeveloped. The proposed ordinance would address noise, water usage and strain on the grid. It provides regulations for large buffers, a minimum of 5 acres, access to road systems and utilities. Cindy Miller questioned small computer business and would they fall under these regulations. Roxann Colfer stated that if someone is doing it out of their house, it would be considered a home occupation. If someone's primary use of a building is to house servers and process data, this would be considered a commercial use and falls under the data storage definition, and they would have to come in and ask for relief.

Data Storage Centers are proposed in the Industrial District as a conditional use.

General Regulations

- D.1., 5 acre minimum is the standard. Acceptable as written.
- D.4., 100-foot-wide buffer provided from all property lines. Acceptable as written.
- D.4.b., add minimum 2" caliper for deciduous trees and/or flowering trees. The size requirement for evergreen trees is acceptable as written.
- D.4.c., acceptable as written.
- D.4.d., acceptable as written.
- D.4.e., acceptable as written.
- D.4.f., acceptable as written.
- D.11., Monroe County needs to be corrected to Northampton County.
- D.12., acceptable as written.
- D.13., acceptable as written.
- D.15., Monroe Township Fire Company needs to be corrected to Lehigh Township Fire Company.
- D.17., Noise Control, Roxann Colfer stated that the Township is creating new noise requirements; it is being removed from Zoning, and it will either be a standalone ordinance, or it will be captured under the nuisance ordinance. A dB(A) sound chart is being created for each zoning district.
- D.17.a., should be revised to reflect a maximum sound level of 65 dB(A) at all times of the day.
- D.17.(5), section should be removed.

Bo Root will let Mike Muffley know to move forward with writing the ordinance with David Backenstoe. Michael Corriere noted that if Mike Muffley would like to send it over to him, he can review it. Todd Rousenberger stated that the draft ordinance should be provided to the Board before the next meeting for review.

GENERAL BOARD DISCUSSION

Draft Zoning Ordinance Review

Todd Rousenberger stated that the draft Zoning Ordinance was received this afternoon. Roxann Colfer stated that the draft was not reviewed since it was received late in the afternoon prior to the meeting. The entire ordinance should be reviewed by the Board for accuracy to make sure all the requested changes have been made. Any comments or changes should be made at the next meeting.

Wayne Kleintop provided Roxann Colfer with information on shipping container pools, spas and homes. Do we want to allow this type of structure in the Township. Todd Rousenberger stated that if they meet the requirements of the UCC, how can we restrict them. Shipping containers/sea containers were supposed to be addressed in the draft zoning ordinance and not permitted as an accessory structure. Shipping containers/sea containers/storage containers should be removed from junk and addressed as not permitted in any zoning district.

Todd Rousenberger apologized for not announcing at the beginning of the meeting that we have a new Board member, Wayne Kleintop. Wayne Kleintop stated that he is Treichler's native, he worked at General Electric, and he's currently a landscape contractor on Pear Road. He loves the Township and it's a pleasure to serve here.

Roxann Colfer stated that the Lehigh Valley Planning Commission hosts seminars which are great to go to, if the Board is interested, she can provide information on the seminars.

Wayne Kleintop questioned how communication is handled. Cindy Miller stated that it is handled through email. The Planning Commission is a recommending body; discussions occur at the meetings and there aren't executive sessions or litigation to discuss.

Todd Rousenberger will not be at the March 2026 meeting.

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.