

# LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of March 11, 2024

Present: David Shulman, Chairman (via phone)  
Todd Rousenberger, Vice Chairman (via phone)  
Bill Jones, Secretary  
Tim Bartlett  
Cynthia Miller  
Liz Amato, Zoning Officer  
Michael Corriere, Solicitor  
Lori Lambert, Planning & Zoning Secretary  
Mike Muffley, Township Engineer

Absent:

CALL TO ORDER

READING OF THE MINUTES

Cindy Miller made a motion to approve the minutes and waive the reading of the minutes from the February 12, 2024, Planning Commission meeting. Tim Bartlett seconded the motion. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

## ***Recreational Marijuana Ordinance***

Michael Corriere provided the Board with a revised draft Recreational Marijuana Ordinance containing the proposed changes discussed at last month's meeting along with the proposed changes from Liz Amato.

Cannabis Business Establishment – Adult Use Cultivation and Micro Cultivation Center:

- Section 3.D(1)(j), requires 1 parking space per 300 square feet or 1 per employee whichever is greater.
- Section 3.D(3)(1), requires a minimum 2-acre lot.
- Section 3.D(3)(o), requires 1 parking space per 150 square feet plus 1 additional parking space per employee.
- Section 180-37, new Section 4 (chart) has been added. Section has 10 footnotes.
- Section 3.D(1)(d), changed to 20,000 square feet to be consistent with the Medical Marijuana Ordinance.

Michael Corriere stated that he is working on a separate ordinance with a chart for the Medical Marijuana Ordinance; which will be provided within the next week or two for the PC to review for the next meeting.

Cindy Miller had some additional changes which were reviewed:

- Page 2, in the second WHEREAS, the last sentence should read; forth “in” the Municipal Planning Code; and...
- Page 5, D.(c), the second last line “me” should be removed.
- Page 7, (3)(c), the word “may” should be changed to “shall”.
- Page 8, (l), Cannabis Business Establishment should be lower case.
- Page 9, (n), the word “must” should be changed to “shall”.
- Page 11, Section 4, Michael Corriere will check if Cannabis Business Establishment should be upper case or lower case.

Cindy Miller made a motion to have Michael Corriere make the appropriate changes and send a clean copy to the Board of Supervisors. Dave Shulman seconded the motion. All voted aye. Motion carried.

#### PUBLIC COMMENT

Mr. Sheckler was present to represent the Merkle property on Old Main Street, Walnutport and had a question in regards to the Comprehensive Plan. Cindy Miller stated that we are working on the Zoning and SALDO. Once we are done with those, the zoning map will be updated to reflect any changes adopted by the BOS. Lori Lambert stated that the plan can be found on the Township web site under the Planning Department tab. Cindy Miller stated that the Ad Hoc Committee has been talking about change this area to a new zone (with a mixed use of residential and commercial). We are only in the discussion phase; the consultant will be providing verbiage for the Committee to discuss. The Ad Hoc meetings are the 4<sup>th</sup> Wednesday of the month at 6:00 pm.

#### ADJOURN

Cindy Miller made a motion to adjourn. Dave Shulman seconded the motion. All voted aye. Motion carried.