

LEHIGH TOWNSHIP AD HOC COMMITTEE

Minutes of July 30, 2025

Present: Bill Hart
Katherine Mack
Cindy Miller
Todd Rousenberger
Kristin Soldridge
Michael Corriere, Solicitor
Lori Lambert, Planning & Zoning Secretary
Mike Muffley, Township Engineer
Jaspreet Bhullar (JP), Pennoni
Matt Wanamaker, Pennoni (via phone)

Absent: Tim Bartlett
Bill Jones
David Shulman

READING OF THE MINUTES

Bill Hart made a motion to waive the reading of the minutes and approve the minutes from the June 25, 2025, Ad Hoc meeting. Katherine Mack seconded the motion. All voted aye. Motion carried.

ZONING ORDINANCE REVIEW

Mike Muffley stated that a full copy of the draft Zoning Ordinance changes has been provided to the Committee dated July 2025. Any requested changes should be sent to Lori Lambert; she will provide those to JP and Mike Muffley to integrate. There are formatting and numbering references that do not match up, these will be corrected last. JP provided an updated zoning map based upon discussion from the last meeting.

Section 180-19, Neighborhood Commercial District (NC)

Permitted by right uses added: agritourism, animal shelters, craft alcoholic beverage establishments, crop farming, farm occupations, farm related businesses, farmers, antiques, and/or flea markets, libraries, and personal services.

Special exception uses added: bus shelter, bus station, butcher shops, domestic violence shelter, emergency services station, firewood cutting and sales, smoke/vape shop (remove from NC), and veterinarian clinics.

Section 180-20, General Commercial District (GC)

Permitted by right uses added: auction houses, butcher shops, agritourism, animal shelters, craft alcoholic beverage establishments, crop farming, emergency services station, farm occupations, farm related

business, farmers, antiques, and/or flea markets, libraries, personal services, plant nurseries and greenhouses, restaurants which may include a tavern, brewpub, micro-distillery or winery, smoke/vape shop (remove from permitted by right uses), and theater, drive in.

Special exception uses added: bus shelter, bus station, domestic violence shelter, firewood cutting and sales, hospital or surgery center, hotels or motels, and veterinarian clinics.

Conditional uses added: bus, limousine or taxi terminals.

Cindy Miller stated that she will provide information on carbon dioxide lines; we may want to consider addressing these with the proposed changes.

Section 180-21, Business Park District (BP)

Special exception uses added: bus shelter, bus station, crop farming, distillery (change to craft alcoholic beverage establishment), domestic violence shelters, farmers, antiques and/or flea markets.

Mike Muffley will provide an ordinance addressing data centers.

Conditional uses: remove principal solar energy systems.

Section 180-18.1 Planned Resort Residential Community District (PRRC)

Distillery should be changed to craft alcoholic beverage establishment.

Section 180-22 Industrial/Commercial District (IC)

Permitted by right uses added: auction houses, bus, limousine or taxi terminal, butcher shops, crop farming, distribution center/truck terminal, firewood cutting and sales, medical waste facilities, plant nurseries and greenhouses, and veterinarian clinics (can be removed redundant).

Special exception uses added: animal shelters, bus shelter, bus station, craft alcoholic beverage establishments (move to conditional use), emergency services station, farm occupations, farm related businesses, grower/processor facility (remove), racetracks, and theater, drive in. (32) landscaping business, remove.

Conditional uses added: alcohol and drug treatment center. Add setback criteria from schools/daycares.

Add principal use: WECS as a conditional use and create special criteria.

Blue Mountain Conservation District (BMC)

Permitted by right uses added: agritourism, and animal shelters.
(6) public uses and public utility structures (add in definition: does not include wind energy conservation units (WECS)).

Pg. 147, special event requirements: criteria to be created for special events. JP and Mike Muffley will work on the criteria.

Pg. 156 & 176, Official Street Classification Map: "map" should be removed and reference the zoning ordinance section.

Pg. 190, Veterinarian facilities, the setback requirement no closer than 200 feet to any lot line or any public or private road right-of-way, shall be further discussed.

PUBLIC COMMENT

A resident questioned if there is a projected completion date for the zoning changes. JP stated that there will be one more round of reconciling everything for the September meeting. October for advertising, November for the hearing, PC and BOS review and adoption potentially in March-April 2026.

Zach Szoke thanked the Committee for the printed copy to follow along with and everyone collectively working on the zoning changes. He questioned if there will be a SALDO group. Mike Muffley stated that Pennoni has begun work on the SALDO changes, the same group will complete the review of SALDO.

Zach Szoke questioned if there are any state or federal restrictions which limit the number of major subdivisions permitted in a municipality. Mike Muffley stated that a subdivision would be limited to the lot density allowed in the zoning ordinance, in the A/RR district it is one acre. He is not aware of SALDO regulating the number of lots being created, that usually is under zoning and based upon the specific zoning requirements of that municipality. He feels that it would be problematic for a municipality to say that you are limited to the number of lots you can create with a subdivision as well as limiting the number of subdivisions that can occur. Zach Szoke did not hear that it was illegal, where would he go to get that answer.

Michael Corriere stated that the Board would have to direct him or Attorney Backenstoe to look into this. Cindy Miller stated that the Township is not going to pay the Solicitor to look into this, we've discussed at length increasing the minimum lot size to 1.5 acres versus 1 acre. Mike Muffley stated that any programs that provide funding or support, such as Ag Preservation, conditions or limitations can be put on that land as part of the program. Michael Corriere stated that he believes he is 99% sure that restricting the number of subdivisions is not allowed; however, he would have to do some research on the subject. Cindy Miller feels that Attorney Backenstoe would advise the Board to take a conservative approach due to the legal ramifications. Zach Szoke stated that this is not a 100% answer, if the Board is not going to advise the Solicitor to look into this, he will go get the information himself.

ADJOURN

Katherine Mack made a motion to adjourn. Cindy Miller seconded the motion. All voted aye. Motion carried.