

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION  
LEHIGH COUNTY, PENNSYLVANIA  
MONDAY, NOVEMBER 1, 2021  
REGULAR MEETING MINUTES**

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

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

1. The meeting was called to order at approximately 6:37PM
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the October 4, 2021 Planning Commission Meeting.
  - A. Fucci noted that she had failed to make a clarification on which Bannon made a motion in the minutes and will correct the motions to read "C. Bannon".
  - B. **Motion** by C. Bannon to approve the October 4, 2021 meeting minutes with corrections as noted by Fucci. **Seconded** by J. Bannon. **Carried unanimously.**
4. Spurlock Subdivision 1B– Preliminary Plan, Submitted April 7, 2021. Expires January 28, 2022. Action Due: January 10, 2022. Owner/Developer: John W. and Lisa L. Spurlock. The property consists of 19.0180 acres and is located in the Rural Residential-2 (RR-2) district at 2797 Church View Road. Proposed two (2) lot subdivision, creating a 14.8336-acre lot (lot 1A) and a 4.1844-acre lot (lot 1B).
  - A. Gadek announced the Planning Commission (PC)'s receipt of the Spurlock Sewage Facilities Planning Module. Strothers explained that as part of the approval of the Planning Module, a statement must be made on whether the plans are consistent or inconsistent with zoning. Strothers cannot verify if the Plan is consistent or inconsistent at this time, largely due to the site capacity calculation in the first submission.
  - B. Chris Williams of Barry Issett, Plan engineer, explained that an error had been made in the site capacity under the property's previous subdivision. Williams explained how the old calculations contained errors when accounting for the wetlands and power easement. Koplin requested a copy of the easement.
  - C. Koplin raised an issue with the carbonate geology report, which was created during the previous subdivision and included a list of recommendations should the property undergo future development. The recommendations had not been addressed. Williams will have the report reviewed and resubmitted to address Koplin's concerns.

D. Discussion was held on the potential approval of the planning module. Strothers noted that the Township has sixty days to act on the module and it must be acted upon at the November meeting to prevent the sixty days from expiring. The Module will either need to be withdrawn or marked as inconsistent. Williams will withdraw the planning module in writing and resubmit at a future date.

E. Williams explained reasoning for the delayed resubmission of the plans following it's first review, which included a required bog turtle study and issues with obtaining a PennDOT Highway Occupancy Permit. Williams will revise the plans and resubmit for December's meeting to addressing as many comments as possible. Williams will also resubmit the planning module.

#### 5. Opinion of the Zoning Hearing Board Regarding Existing Solar Energy Provisions in the 2009 Zoning Ordinance for the Township

A. Gadek announced receipt of the request to amend the Township Zoning Ordinance to remove solar as a special exception and make it a use permitted by right. Discussion was held amongst members on the potential benefits and issues with making solar a use permitted by right. The PC agreed that more research and information will be needed. The discussion of an amendment pertaining to solar will be tabled until January 2022.

#### 6. LVPC Correspondence – The Fields at Brookside – Land Development – Macungie Borough, Lehigh County

A. Gadek announced receipt of the September 30, 2021 letter. Discussion was held regarding the language used by the LVPC in the letter and the development's lack of consistency with Act 167. Gadek expressed concerns of the surrounding road's ability to handle the increase of traffic. Koplin expressed concerns regarding the traffic and the impact of the railroad crossings. Linde expressed her concerns with increased flooding.

B. The PC requested a letter be sent by Fucci to the LVPC expressing their concerns on the development.

#### 7. LVPC Correspondence – 528 and 4002 South 2nd Street – Lot Line Adjustment – Emmaus Borough and Upper Milford Township, Lehigh County

A. Gadek announced receipt of the October 21, 2021 letter. No comments received from the PC at this time.

#### 8. Proposed Update to Upper Saucon Township Comprehensive Plan

A. Gadek announced receipt of the September 30, 2021 letter and flash drive of the plan. Gadek noted that Upper Saucon is a significant neighbor to Lower Milford, sharing in the Southern Lehigh School District, and expressed the importance of the PC's review and comment on their plan.

B. Discussion was held on the Plan's citation of outdated case law and the inadequate addressing of farming uses. It was noted that future development planned along Limeport Pike will greatly impact traffic in Lower Milford.

C. Fucci will contact Upper Saucon to confirm when the Plan will be considered for adoption. The PC will review the plan at a future date to allow for an in-depth review of the document.

9. Public Comments

A. None received.

10. Adjourn Meeting

A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by C. Bannon. **Carried unanimously.** Meeting adjourned at 8:15PM.

Respectfully Submitted,



Emily A. Fucci  
Lower Milford Township  
Planning Commission Secretary

APPROVED