

Lower Milford Township Planning Commission
7607 Chestnut Hill Church Rd Coopersburg, PA 18036

Lehigh County, Pennsylvania

Monday, May 18, 2026 – 6:30 PM

Workshop Meeting Minutes

Members Present: John Harbove, Chair; John Bannon; Ellen Koplin; Allison Schaffer; Mark Somers; Andrea Silvestri, Planning Commission Secretary; and three members of the public.

The meeting was called to order by John Harbove, Chair, at 6:35.

The Pledge of Allegiance was recited.

Ellen Koplin made a motion to accept the minutes of the May 4th meeting with corrections as noted: the wording of Joint and Regional Planning will change in order presented and multi municipal implementation will be added. This was seconded by Mark Somers. A follow up on the Beverly Hills Road historical structure referenced in the minutes will take place to confirm whether there is not an existing demolition permit or application, and that the house is to be preserved.

Summary of Actions and Decisions

Continuation of Timber and Solar Amendment Review

The Commission agreed to continue with the proposed timber-harvest and solar amendment review process and to incorporate the revisions discussed so that the ACRE complaint is addressed properly as well as timely, and also so that the township does not need to hold hearings for roof mounted and have the extra expense of a hearing.

Roof-Mounted Solar System Requirements

The Commission affirmed that roof-mounted accessory solar systems must remain within the roof footprint as currently written, while inverter and associated power equipment may be treated separately.

Clarification Regarding Inverter and Electrical Equipment

The Commission agreed to add clarifying language or a definition addressing inverter and related electrical equipment so that such equipment is explicitly covered and exempted from roof footprint requirements.

Terminology Revision

The Commission agreed to discontinue use of the acronym “GM ASES” and instead use clearer terminology such as “ground-mounted accessory solar energy systems” or similar plain language throughout the amendment.

Ground-Mounted Solar Systems — Special Exception Requirement

The Commission agreed that ground-mounted accessory solar systems should be regulated as a special exception rather than a by-right use. The amendment language will be revised to specifically reference ground-mounted solar systems within each zoning district’s special-exception/use provisions.

Definition Clarification for Solar Systems

The Commission agreed to add or reinstate language clarifying the distinction between roof-mounted and ground-mounted accessory solar energy systems within the definitions section.

Onsite Energy Use Language

The Commission discussed revising the special-exception standard from “primarily for onsite use” to stronger language. Consensus favored wording such as “exclusively for onsite use” or similar language intended to limit offsite energy generation.

Revision and Continued Review of Amendment Text

The Commission agreed that the amendment text, including definitions and district provisions, should be revised and returned for further review at the next Planning Commission meeting. Final action was deferred pending preparation of the revisions.

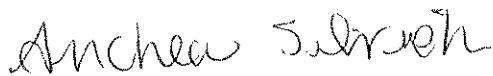
Timber-Harvest Document Corrections The Commission agreed to verify and correct the timber-harvest amendment documents by obtaining the correct redlined version from Gilmore Associates, coordinating with Valerie/Sean as necessary, and preparing amalgamated and comparative “cheat-sheet” documents for review prior to final voting.

Discussion of Live Streaming Meetings

There is a possibility of live streaming meetings and creating a permanent public record. Some expressed concerns about the potential legal implications of live streaming discussions, and that some members may not feel comfortable on camera. A question that arose is if a member would have the ability to vote if they did not consent to being camera. A quorum will be needed in the future to vote on the plan to record and live stream the meetings, and the discussion is tabled to another meeting with a motion from Ellen Koplin and seconded by Mark Somers.

Motion was made by John Bannon and seconded by Mark Somers to adjourn the meeting at 8:24, the motion carried unanimously.

Respectfully submitted,



Andrea Silvestri

Planning Commission Secretary of Lower Milford Township