

LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, MARCH 7, 2022
REGULAR MEETING MINUTES

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

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

1. The meeting was called to order at approximately 6:34PM
2. All stood for Pledge of Allegiance
3. Review and Approve Minutes of the February 7, 2022 Planning Commission Meeting.
 - A. **Motion** by J. Bannon to approve the February 7, 2022 meeting minutes as presented.
Seconded by C. Bannon. **Carried unanimously.**
4. Limeport Commons Preliminary Land Development Plan. Submitted August 13, 2021. Expires March 8, 2022. Action Due: March 7, 2022. Owner: Theodore and Lois Zapach. Developer: SJC Development Group, Inc. Property consisting of 17.3954 acres located along Hoffman Lane and Limeport Pike in the Village Center zoning district. Proposed 24 residential units with private road access.
 - A. Gadek announced receipt of the March 7, 2022 extension request.
 - B. **Motion** by Harbove to accept the developer's extension of time until June 7, 2022.
Seconded by J. Bannon. **Carried unanimously.**
5. Spurlock Subdivision 1B Preliminary Plan. Submitted April 7, 2021. Extension of time granted without expiration. 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 a submission was received from the applicant on February 4, 2022 and included a revised comment response letter from Barry Isett dated February 4, 2022, Stormwater Management Plan dated February 3, 2022 and revised subdivision plans.
 - B. Strothers read the February 22, 2022 Cowan Associates, Inc review letter aloud. Discussion was generated on the following:
 1. Strothers stated that all Subdivision and Land Development Ordinance and Zoning Ordinance comments have all been addressed and the only outstanding items are from outside agencies. Chris William, Plan Engineer, informed the PC

that they are still waiting for responses from PennDOT on the Highway Occupancy Permit and from DEP on the Planning Module, both of which have been submitted.

C. Koplín clarified that the previous requested waiver was for preliminary and final plan review to be concurrent and that a final plan application still needs to be submitted.

D. Discussion was held on the notes previously asked to be included on the plans and how the plans will be recorded. Williams agreed to include an index on page one and that all five pages be recorded.

E. **Motion** by Harbove to grant the Spurlock 1B Subdivision Preliminary Approval with the following conditions:

- A final plan application and application fee are submitted.
- A plan index for the full five-page set of plans is added to page one prior to recording.
- An Operations and Maintenance Agreement, prepared by the Township Solicitor, is signed by the applicant for the continued functioning of stormwater management facilities.
- Approval from PaDEP for the Sewage Facilities Planning Module is issued.
- A Highway Occupancy Permit is obtained from PennDOT.

Seconded by C. Bannon. Carried unanimously.

F. **Motion** by J. Bannon to grant the Spurlock 1B Subdivision Final Approval with the following conditions:

- A final plan application and application fee are submitted.
- A plan index for the full five-page set of plans is added to page one prior to recording.
- An Operations and Maintenance Agreement, prepared by the Township Solicitor, is signed by the applicant for the continued functioning of stormwater management facilities.
- Approval from PaDEP for the Sewage Facilities Planning Module is issued.
- A Highway Occupancy Permit is obtained from PennDOT.

Seconded by Harbove. Carried unanimously.

6. LVPC Correspondence – Southern Lehigh School District Athletic Stadium Enhancements – Land Use of Regional Significance – Upper Saucon Township, Lehigh County

A. Gadek announced receipt of the February 11, 2022 letter. Gadek noted that that project was not consistent with Act 167 and that she would like more information on the

enhancements. Strothers provided information on the installation of a turf field at the football stadium. Discussion was held on what the potential advantage could be of installing turf. Members expressed disgust in the burden the school district puts on residents with taxes and the projects lack of investment in education curriculum.

7. LVPC Correspondence – Spring Creek Properties Lot 16 Loop Road – Land Development – Lower Macungie Township, Lehigh County

A. Gadek announced receipt of the February 18, 2022 letter. No comments received from the PC.

8. LVPC Correspondence – Indian Creek Properties – Land Development – Upper Milford Township, Lehigh County

A. Gadek announced receipt of the February 23, 2022 letter. The plan was noted as not being consistent with Act 167.

B. Discussion was held on the ability to request additional information from the LVPC on the plans, such as who the engineer and applicant are. Fucci will prepare a request to the LVPC that asks for additional information on plan reviews. Fucci will present to the PC prior to submission to the LVPC.

9. Public Comments

A. None received.

10. Adjourn Meeting

A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by Linde. **Carried unanimously.** Meeting adjourned at 7:29PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary