

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, AUGUST 2, 2021
REGULAR MEETING MINUTES**

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

Others Present: Emily Fucci (Zoning Officer/Planning Administrator) and 3 members of the public.

1. The meeting was called to order at approximately 6:34PM
2. All stood for Pledge of Allegiance
3. Gadek noted that the approval of the July 12, 2021 minutes have been deferred to the September 13, 2021 meeting.
4. Geryville Materials, Inc. – Final Land Development plan submitted July 1, 2015. Expires August 31, 2021. Action Due August 2, 2021. Equitable owner: Geryville Materials. Property consists of 628.482 acres located along King’s Highway, West Mill and Buhman Roads in the Agricultural Conservation Zoning District (formerly Agricultural-Rural Zoning District).

A. Gadek announced receipt of the July 21, 2021 letter from Harris and Harris and read the letter aloud.

1. **Motion** by Linde to accept the developer’s extension of time until January 31, 2022. **Seconded** by Harbove. **Carried unanimously.**

5. LVPC Correspondence – Advanced Health Care of Allentown – Land Development, Lower Macungie Township, Lehigh County

A. Gadek announced receipt of the July 13, 2021 letter from the LVPC. Koplin questioned the location of the project and the level of traffic that is already present on surrounding roads, pointing out that the LVPC letter refers to the increase of traffic as “minimal”. Gadek questioned the use of the word “commends” in the multimodal section when the plan currently violates Act 167 and will create a large increase in traffic. Discussion followed on the concerns members have with the impacts of the project not being fully evaluated and its noncompliance with Act 167. Gadek suggested a letter is sent to the LVPC to express these concerns. Fucci will prepare a draft and send to the PC for review before sending to the LVPC.

6. Planning Commission Letter of Interest from John Bannon

A. Gadek announced the letter of interest from John Bannon and welcomed him to the PC meeting. J. Bannon expressed to the PC that although his wife currently sits on the Commission, their relationship will not impede their rolls on the PC or affect

decision making. J. Bannon offered to withdraw his application if the PC had concerns on a husband and wife being appointed to the same board.

1. Gadek thanked J. Bannon for being direct and honest on the relationship. Gadek informed J. Bannon that they had discussed this issue previously, but pointed out that with a body of seven, there is no opportunity for them to vote as a quorum.

B. J. Bannon provided the PC with a background on his professional career, working in software engineering and project management. J. Bannon expressed that he would like to see Lower Milford remain an agricultural community and felt that although he believes the Township could have done more to preserve, he understands that all progress cannot be denied. J. Bannon mentioned disappointment he has had with code enforcement in the past and thanked the PC for helping motivate the cleanup of the Zapach property.

C. Gadek gave a history of the Township's farmland preservation and the battles they have endured over the years to preserve the Township.

D. Gadek explained to J. Bannon, and the newer PC members, Lower Milford's unique set up of the PC, with the PC having final approval of a SD rather than the Board of Supervisors.

E. Koplín announced that she is recusing herself from any vote on the appointment of J. Bannon because she sits on the Board of Supervisors.

7. Public Comments

A. None received.

8. Gadek requested that the members of the public leave the meeting room, so they may discuss a recommendation on the appointment of J. Bannon.

A. Discussion followed again on the fact that although the appointment of Bannon would create a husband and wife on the same board, no quorum could be achieved. The PC members felt comfortable with a husband and wife on the board, given the fact that they would be unable to sway any votes.

B. **Motion** by Stever to recommend the Board of Supervisors approve the appointment of John Bannon to the Planning Commission. **Seconded** by Harbove. **Five ayes and 1 abstention.**

9. Adjourn Meeting

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

Respectfully Submitted,

Emily A. Fucci

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Lower Milford Township
Planning Commission Secretary

APPROVED