

**LOWER MILFORD TOWNSHIP PLANNING COMMISSION
LEHIGH COUNTY, PENNSYLVANIA
MONDAY, OCTOBER 6, 2025
REGULAR MEETING MINUTES**

Members Present: Kara Stever, Ellen Koplin, Cathleen Bannon, John Bannon and Francine Kidd.

Others Present: Emily Fucci (Zoning Officer/Planning Administrator) and 0 members of the public.

1. The meeting was called to order at approximately 6:33 PM by C. Bannon.
2. All stood for Pledge of Allegiance.
3. Review and Approve Minutes of the September 8, 2025 Regular Planning Commission Meeting.

A. J. Bannon requested that the Planning Commission (PC) review the minutes and email over any comments or changes.

4. Recommendation on Conditional Use Application CU-2-25 – Application of 1200 Beverly Hills, LLC for Open Space Design Option

A. A consensus was received that the Board did not have an issue with recommending the application, as the PC has granted conditional preliminary approval of the subdivision plans. Koplin stated that she will abstain from voting, as she sits on the Board of Supervisors.

B. **Motion** by Stever to recommend conditional use application CU-2-25 for approval to the Board of Supervisors. **Seconded** by J. Bannon. **4 ayes and 1 abstention.**

5. Land Use in Pennsylvania PowerPoint Presentation

A. Koplin presented a PowerPoint presentation on “Land Use in Pennsylvania” that discussed the basic of the Second Class Township Code and Municipalities Planning Code, the contents of a Zoning Ordinance, Subdivision and Land Development Ordinance, and Floodplain Ordinance, and the roles of the Zoning Hearing Board, Planning Commission and Zoning Officer.

B. During the discussion of natural resources in a Zoning Ordinance, Stever asked if it was possible to request that native plantings are placed in the open space of the 1200 Beverly Hills Road Subdivision Plan in the area of steep slopes to help with erosion and downhill water runoff. A consensus was received that the PC will ask for this when final plans are submitted for reviewed.

6. Lehigh Valley Planning Commission Review Letter – Route 100 Commercial Development – Land Development – Lower Macungie Township

A. C. Bannon announced receipt of the letter, and no action was taken.

7. Lehigh Valley Planning Commission Review Letter – Zoning Map Amendment – Macungie Borough

A. C. Bannon announced receipt of the letter, and no action was taken.

8. Draft Zoning Ordinance Amendment

A. Fucci provided an overview of the changes included in the draft amendment. The PC requested that additional materials are provided for review at a future meeting for solar farms, short term rentals and the previously proposed overlay district.

9. PennFuture Data Center Model Ordinance

A. C. Bannon announced receipt of the letter. Discussion was held that acknowledged the burden of data centers in other areas. J. Bannon commented that Lower Milford does not have the resources and infrastructure to support data centers.

5. Public Comment

A. None received.

6. Adjourn Meeting

A. **Motion** by J. Bannon to adjourn the meeting. **Seconded** by Stever and **unanimously approved**. Meeting adjourned at approximately 7:52PM.

Respectfully Submitted,



Emily A. Fucci
Lower Milford Township
Planning Commission Secretary