

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

Lehigh County, Pennsylvania

Monday, June 1, 2026 – 6:30 PM

Meeting Minutes

Members Present: John Harbove, Chair; John Bannon; Ellen Koplin; Allison Schaffer; Mark Somers; Jeffrey Owler; Mark Cappuccio, Solicitor; 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.

John Bannon made a motion to accept the minutes of the May 18th, which was seconded by Jeffrey Owler and the motion was unanimously passed.

Allison Schaeffer made a motion, seconded by Mark Somers to table the discussion of the 1200 Beverly Hills Drive Final Plan Submission as they were not in attendance and are awaiting County approval. They will be on the July agenda for review.

Ellen Koplin made a motion, seconded by John Bannon to grant the extension request from Geryville Materials, Inc. The courts are still in the process of making a determination and the June 24th deadline is not able to be met. The Land Development Plan has been requested to be looked at in December 2026.

The planning commission agreed to strike item #6 in regards to the SJC Land Development Group as they have already been given approval and this item is not needed to be addressed here at this time.

The Committee discussed the organization and readability of the ordinance and agreed that solar-related provisions should be grouped together as they are organized alphabetically.

Members reviewed the need for a formal definition of “ground-mounted accessory solar energy system.” It was noted that the absence of a definition could create uncertainty regarding interpretation and enforcement. After discussion, the Committee reached consensus on adding a definition for ground-mounted accessory solar energy systems within the definitions section of the ordinance. Ensure Mark's hand-noted addition under Article 13 (the yellow-line exception for

ground-mounted accessory solar energy systems) is incorporated into the amendment text and confirm the wording with him. Hyphens should be added.

Incorporate the special exception language discussed during the meeting

Members reviewed the article numbering contained within the ordinance and identified a potential discrepancy between Articles 8 and 10. Discussion centered on the apparent absence of Articles 9 and 11 within the current packet. Members questioned whether those articles had been removed during prior amendments or whether the numbering error originated in earlier versions of the ordinance. The Committee agreed that staff should verify the numbering against the original zoning ordinance and any previously adopted amendments to ensure consistency and accuracy.

Following discussion and a recommendation to send the final document to the PC members for individual final feedback, a motion was made by John Bannon and seconded by Mark Summers to forward the amended package to the Board of Supervisors for the review period, the motion carried unanimously.

The Chair outlined topics for future Planning Commission meetings, including:

Short-term rental regulations, Commercial solar energy systems, Potential zoning amendments related to data centers --aggregate and extraction-related uses such as noise, diesel generators. Possible regulation of new bamboo plantings and invasive species concerns if the Board of Supervisors advise.

Members expressed interest in reviewing commercial solar ordinances from neighboring municipalities and obtaining background information regarding zoning approaches for data centers and related uses.

The Committee agreed that these topics should be addressed separately from the current amendment package to avoid delaying adoption of the timber and solar ordinance amendments.

A motion was made by John Bannon and seconded by Jeffrey Owler to adjourn the meeting at 7:53, all were in favor.

Respectfully submitted,



Andrea Silvestri

Planning Commission Secretary of Lower Milford Township