

The Northern Lehigh Multi-Municipal Comprehensive Plan

Zoning Update Meeting Minutes

January 9th, 2024 – 5:00 pm, Washington Twp

Steering Committee Attendees:

Brian Carl – Weisenberg Twp (zoom)
Linda Gorgas – Weisenberg Twp (zoom)
Tony Werley – Weisenberg Twp (zoom)
Curt Dietrich – Lowhill Twp (zoom)
Wade Marlatt – Washington Twp
Tom Dengler – Washington Twp
Steve Bachman – Heidelberg Twp
Dave Fink – Heidelberg Twp
Dan Stevens – Slatington
Byron Reed - Slatington
Brian Dietrich – Lynn Twp (zoom)
Fritz Najarian – Lynn Twp

Members of the Public in Attendance:

Jeff Broadhurst – Weisenberg Twp PC
Katie Fabian – Heidelberg Twp Sec.

Planning Partners in Attendance:

AJ Schwartz – EPD
Becky Bradley – LVPC (zoom)
Jill Seitz – LVPC (zoom)

Courtesy of the Floor / Public Comment:

None

Approval of Minutes:

12/5/23 minutes approved by motion of Steve Bachman / 2nd by Wade Marlatt – all committee members were in favor

EPD Invoice #4:

No comments received, Weisenberg will pay it at 1/8 BOS mtg

Funding Contribution from County & Grant Contract with LVPC Update:

Becky Bradley provided an update that 85k was approved by Lehigh County. Becky Bradley & Brian Carl will finalize an agreement so EPD invoices that Weisenberg has been paying to date can be reimbursed by LVPC with grant funds.

EPD – Compiled working draft of uses / zoning districts & overlays / reconciliation list of less desirable land uses & update on municipal workshops:

AJ Swartz of EPD provided an update on plan progress.

AJ suggested that we should either amend the existing intermunicipal agreement or adopt a second one that lists the uses being shared between municipalities when the zoning updates are complete. We reviewed the existing intermunicipal agreement, specifically the sections related regionally significant projects.

Everyone is reminded that they can see progress info at filemaker.epd-pgh.com site. This site also includes a project calendar of scheduled meetings & has all of the handouts and zoning updates.

Discussion was held regarding zoning definitions. The group will try to adopt definitions consistent with the other municipalities as much as possible.

Timing must be considered on locations being chosen for uses. Less desirable uses can't be put on preserved land or government owned land. Land located within an area does not have to be developer friendly but it must be developable. Discussion was held regarding the official maps and what everyone would like to see on it. Examples of other plans were reviewed. Discussion was held on preserved farms, development restrictions and protection of class 1 & 2 soils as well as protection of watersheds. Undesirable uses are suggested to be either special exceptions or conditional uses in each municipality so further restrictions can be placed depending on the application. Unfortunately there are some uses that no community will desire however by law they need to go somewhere.

AJ stated that Heidelberg held their workshop and it went well. The rest of the communities are scheduled later this month.

We will discuss the outcome of the meetings at our February meeting.

Brian is still looking for help with minutes. If someone is willing to help contact Brian.

Next meeting is 2/6/24 @ 5 pm @ Washington Twp.

Meeting Ended 7:30 pm
Brian C. Carl