

**The Northern Lehigh Multi-Municipal Comprehensive Plan**

**Zoning Update Meeting**

April 4, 2023 – 5:30 pm, Washington Twp

**Steering Committee Attendees:**

Brian Carl – Weisenberg Twp  
Linda Gorgas – Weisenberg Twp  
Tony Werley – Weisenberg Twp  
Curt Dietrich – Lowhill Twp  
Ryan Christman – Lowhill Twp  
Wade Marlatt – Washington Twp  
Allie Scarfaro – Washington Twp  
Steve Bachman – Heidelberg Twp  
Janice Meyers – Heidelberg Twp  
Dawn Didra – Heidelberg Twp  
Brian Dietrich – Lynn Twp  
Dan Stevens – Slatington Borough  
Bryon Reed – Slatington Borough

**Members of the Public in Attendance:**

None

**Planning Partners in Attendance:**

None

**Courtesy of the Floor / Public Comment:**

None

**Business:**

The committee discussed the proposals from Michael Baker International & Environmental Planning & Design. Both firms seemed qualified to do the work and the prices were similar. After evaluating several items, all members agreed that Environmental Planning & Design would be the preferred firm to work with. Brian will let EPD know as soon as funding & the implementation agreement is executed.

Discussion was held on the best way to develop the zoning updates. Everyone agreed that the PLAN NL committee would be the best & most efficient place to do the majority of the leg work for the plan. Much of the data would be provided to EPD by municipal staff & LVPC. That data would then be presented to the committee in several meetings to draft a plan. The draft would then be reviewed by each municipality's PC & BOS at a public meeting hosted in their municipality. Those comments would then come back to the group and a final draft would be created & sent back to the municipal PC & BOS for adoption. The process is expected to take at least a year. Brian will provide this direction to EPD.

The proposal from EPD contained an approximate amount of hours that the plan should take to draft. Since certain land use items are currently controversial, additional time may be required in certain municipalities. The committee agreed that if additional meetings are required over and above what was

proposed by EPD, that municipality will be responsible for the fees associated and not the group as a whole.

Discussion was held on the cost breakdown per each municipality and the County's funding commitment. The group agreed to have Weisenberg Township be the "grantee" of funds from the County for the project.

Discussion was held on comments that were provided via email from Justin Smith of Lynn Twp. Regarding the update and implementation agreement. The committee agreed that we need to hire a firm to do the work as it would be too much and too complicated to do without a firm. The committee discussed the need for the implementation agreement and all agreed that we need to have one. The previous plan implementation agreement was reviewed against the one proposed for this plan. The Committee reviewed several amendments to the implementation agreement including what would be considered a project of regional significance. The committee agreed to increase the # of housing units from 5 to 20 & car trips from 30 to 100. The Committee asked Brian to talk with Justin about these items.

Next meeting will be May 2, 2023 @ 5:30 pm @ Washington Twp

Brian C. Carl