

The Northern Lehigh Multi-Municipal Comprehensive Plan

Zoning Update Meeting Minutes

April 2nd, 2024 at 5:30 PM, Washington Township, Lehigh County

Steering Committee Attendees:

Brian Carl-Weisenberg Township

Linda Gorgas-Weisenberg Township (via Zoom)

Wade Marlatt-Washington Township

Tom Dengler-Washington Township

Josh Friebolin-Washington Township

Steve Bachman-Heidelberg Township

Dan Stevens-Slatington Borough

Bryon Reed-Slatington Borough

Brian Dietrich-Lynn Township

Fritz Najarian-Lynn Township

Dawn Didra-Heidelberg Township

Mike Divers-Lowhill Township

Tony Werley-Weisenberg Township

Perry Long-Lynn Township

Members of the Public in Attendance:

Brooke Lichtenwalter-Washington Township Secretary

Mike Siegel-Lowhill Township Consultant

Planning Partners in Attendance:

AJ Schwartz-EPD

Courtesy of the Floor/Public Comment: None

Approval of the Minutes: 2/6/2024 minutes approved by motion of Brian Dietrich/2nd motion by Wade Marlatt-all committee members were in favor.

EPD Invoice #6 & #7

No comments received, the invoices will be paid by Weisenberg. Brian will send to LVPC for reimbursement. Thank you to all of the municipalities for prompt payment of the first round of invoices.

EPD-

AJ Schwartz of the EPD was the presenter for the continuation of this meeting series.

Individual Community Zoning Maps:

AJ went over the Regional Overlay and its uses on maps. These areas were highlighted in orange. Some real life examples were used in the townships. Overlays are considered a very logical tool. Airports are highlighted in light blue and dark blue. The light blue would govern building height in these areas. Special conditions and exceptions can also be added to the Regional Overlay. This can be a helpful tool for Zoning Hearing Boards.

Draft Land Uses:

Went over CULU (Commonly Unwanted Land Uses) by number and the list for each township. A hand out was given to each township with the master list of land uses. Some items on the list would serve a larger region. An example would be an asphalt factory. It can possibly serve a few townships.

Lot Size and Open Space Discussion:

AJ presented some actual cases in the PA Case Law for real life examples. Townships had a discussion of how lot size worked and if anything needed to be updated.

Official Map Work Status:

Environmental Protection Overlay should work within the Ordinances. Density can be changed for each type of land use. Farmland preservation in Lehigh County would work by soil type and can be considered a conservation district.

Next Steps:

Townships have to work on their official maps and its environmental protection sections before the next meeting.

Next meeting will be scheduled for Tuesday, May 14th at 5:30 PM, Washington Township Municipal Building, Lehigh County

Meeting ended 4/2/2024 at 7:05 PM

Respectfully Submitted,

Brooke Lichtenwalter

Secretary/Treasurer

Washington Township, Lehigh County

