

**The Northern Lehigh Multi-Municipal Post Comprehensive Plan**  
**Zoning Meeting Minutes**  
**December 2<sup>nd</sup> 2025 at 5:30 PM**

**Washington Township, Lehigh County**  
**7951 Center Street**  
**Emerald, PA 18080**

**Steering Committee & Municipal Staff Attendees:**

Brian Carl-Weisenberg Township  
Linda Gorgas-Weisenberg Township  
Wade Marlatt-Washington Township  
Dwayne Dellicker-Washington Township (Also Slatington ZO)  
Brian Dietrich-Lynn Township  
Fritz Najarian-Lynn Township  
Ron Jerdon-Lynn Township  
Trish Burkhardt-Lynn Township  
Steve Bachman-Heidelberg Township  
Katie Fabian-Heidelberg Township  
Jack Iannantuono-Lowhill Township  
Steve Lear-Lowhill Township  
Mike Siegel-Lowhill Township  
Jeremy Schaller-Lowhill Township

**Planning Partners in Attendance:**

Carolyn Yagle-EPD  
Jill Seitz-LVPC

**Members of the Public in Attendance:**

none

**Approval of the Minutes:** 6/3/25 minutes approved by motion of 1<sup>st</sup>- Brian Dietrich / 2<sup>nd</sup>-Wade Marlatt  
-all committee members were in favor.

### Old Business-

-Annual Report: Brian C., Carolyn Y. and Jill S. will create a draft annual report for review in advance of the June meeting.

-Lehigh County Housing Supply & Attainability Study Update: Jill S. provided an update on the report & findings. The report recommends infill development & redevelopment where infrastructure already exists vs pushing development out into the rural areas.

-Data Centers: Discussion was held regarding data centers, types /size of data centers, development concerns & where the most appropriate location would be for them. Currently they would fall under "all other non-residential uses not otherwise listed". Mike S. suggested that a 2<sup>nd</sup> community take the use to avoid any potential legal issues. The group feels it would be best to define data centers and have someone specifically take the use. Carolyn Y. stated that we could restrict the size of the data center as we would not need to allow the very large ones that are currently in the news and are most concerning to residents. Dwayne D. who also serves as the ZO for Slatington stated that Slatington may be willing to take the use if scaled down and will discuss it at their upcoming zoning workshop.

### New Business:

-Report from each municipality on zoning ordinance amendments, uses & development:

Lowhill: Mike S. stated that they recently adopted a new SALDO & updated their ZO to be consistent with each other. They will be working on a property maintenance code & will look at addressing short-term rentals.

Lynn: Fritz N. stated that they adopted a community solar ordinance, nuisance ordinance (based upon Windsor Twp) and are working on drafting ZO amendments & updating their codified ordinance. They are working on funding the LC 911 radio upgrades, created conditional use fees and updated their fee schedule for 2026. 4 properties were added to the ag security area (+184 acres), accepted private donations for the Grim farm preservation, working with their 2 fire depts to gain access to farm ponds & worked with PennDOT & PSP regarding Rt. 309 & Mountain Rd. intersection.

Heidelberg: Steve B. & Katie F. stated that they updated their ZO to address certain ag uses such as farm stands, etc. as it was found that they were excluded from certain districts. They added multiple ag security parcels and discussed a situation that popped up where PPL was looking at constructing a new substation on a parcel and threatened eminent domain.

Washington: Wade M. & Dwayne D. stated that they are looking at making a few minor ZO updates in the future & added a few ag security parcels

Slatington: Dwayne D. stated that they are working on a new ZO draft as they found a few things missing. Brian C. & Carolyn Y. will contact Roy and discuss the matter.

Weisenberg: Brian C. stated that there are currently no ordinance updates pending, there was a minor ZO amendment that was adopted at the beginning of the year to address a couple things that were missed. The Bandit truck stop & New Smithville Diner will be redeveloped into a new travel center, fast food restaurant & truck stop. A few farms were preserved in 2025, most

notably the Tercha farm which was 196 acres along the UMT border in which the easement was donated to the Township by Kate Tercha. The Township will surpass 5,000 acres of preserved land in 2026. The Community Center is currently under construction & will be completed in late spring 2026. The Twp office will also move into the new building. The building will be open to residents of the NW school district, more info will be available in the coming months.

-Discussion with EPD & LVPC regarding updates to state law, MPC & other zoning related items: Carolyn Y. will continue to place items into the drop box for the group to reference. Mike S. suggested that everyone look into a recent supreme court decision regarding the sunshine act & meeting agendas.

-Open Discussion: Brian C. asked for a volunteer to take meeting minutes because Brooke left Washington Twp. LVPC awards event will be held on 12/3.

**Public Comment:**

None

**2026 Meeting Dates & Location:**

Tuesday 6/2/26 @ 5:30 pm & Tuesday 12/1/26 @ 5:30 pm @ the Washington Twp Building

Brian C. will advertise

**Meeting ended 12/2/2025 at 7:00 PM.**

**Next Meeting: 6/2/26 @ 5:30 pm**

Respectfully Submitted,

Brian C. Carl

Weisenberg Township Manager