

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR FEBRUARY 2, 2026

Members Present: Charles Peters, Jr. Vice Chairman; Ellen Larmer, Secretary; Philip Hartranft; Ronald Guth, Matthew Hunter; John Zgura, Alternate Member

Absent Members: Anthony Koneski, Jr., Chairman; Luke Lichtenwalner; Angelika Forndran

Also Present were: Brian Miller, Planning Coordinator; Andrew Hoffman, Planning Commission Solicitor; Zachary Mitchell, Ott Consulting; Cynthia Kuhns, Administrative Assistant

The Meeting was brought to order at 7:35 P.M.

Charles Peters, Jr. announced that in the absence of Anthony Koneski, Jr., Chairman, he will be the Acting Chairman for this meeting.

Minutes:

December 29, 2025 Regular Meeting Minutes

Motion:

Ellen Larmer made the motion to approve the minutes of the December 29, 2025 Planning Commission Meeting as presented. **Ronald Guth** seconded the motion. All were in favor. No one opposed. **Matthew Hunter** abstained from voting.

Time Extensions – None

Subdivision & Land Development:

5002 Bachman Rd. Longacre Minor Subdivision

- Plan dated 10/28/2025 from Ashton Surveyors/Engineers, Inc.
- Review Letter dated 11/29/2025 from Ott Consulting
- Waiver Request Letter dated 10/28/2025 from Ashton Surveyors/Engineers, Inc.

Charles Peter, Jr., announced the Applicant had requested to withdraw the 5002 Bacman Road, Longacre Minor Subdivision Plan for discussion for tonight's meeting.

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Other Business:

Final Draft of the Zoning & SALDO Revisions for recommendation to the Board of Supervisors to begin the advertising & adoption process.

Brian Miller said he had a couple of minor revisions that he wanted to make to the Ordinances. He then said he wanted to discuss other possible revisions to the Zoning Ordinance. He said that Ron Guth would like to see page numbers next to each of the Article Numbers and the Sections within each Articles in the Table of Content to make it easier to find the different Articles and Sections within the Zoning Ordinance. He then said on page 57 of the Zoning Ordinance under Rural Agricultural single-family detached 2 acre lots requirements under the maximum impervious coverage it lists 20% of the total lot and 10% for the total site and he would like to change the 10% to 15% of the total site since the road widths were being increased. He said all other permitted uses in the section would remain at 10% maximum impervious coverage for the total site. He said there were no changes on the Zoning Map which will be included in the back of the Zoning Ordinance under Appendix B.

Brian Miller said that he and Kyle Walbert were going through the Zoning Ordinance and they may need to make a few changes to anything dealing with animals within the Zoning Ordinance. He said they should be following the current Penn State Regulations.

Zachary Mitchell said he had 2 corrections he would like to make in the Subdivision and Land Development Ordinance. He said on the bottom of page 34 under subsection 2.b. change the word project to parcel.

Zachary Mitchell said the second correction is on page 104 of the Subdivision and Land Development Ordinance under Section 154.573. Curbs subsection (A) he would like to remove the word only from the sentence.

Matthew Hunter said he would like to add ACI Code 318-25 to Subsection 154.1743. Curbs (C)(1). He said ACI stands for American Concrete Institute. ACI Code 318-25 is the Building Code requirement for Structural Concrete. He said it should also be added to page 105 Subsection (D) Construction (1). He said that it might be good to search the entire Ordinance to see if this needs to be added in other places within the Ordinance.

Brian Miller said he will request that the page numbers be added to the Table of Contents next to each Article Number and Section.

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Brian Miller said he would like to add Special Exceptions under the Application for Subdivision section of the Application Form found in Appendix "A", and also add a line for email addresses for the owner, applicant and engineer on the Application Form.

Motion:

Matthew Hunter made the motion to recommend the Board of Supervisors begin the advertising, and public comment period for the adoption of the revised Zoning Ordinance and the Subdivision and Land Development Ordinance contingent upon the revisions discussed at this meeting and the revisions requested by the Township Staff being made.

Philip Hartranft seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Charles Peters, Jr. announced the next regularly schedule meeting of the Upper Milford Township Planning Commission will be Monday, March 2, 2026 at 7:30 P.M. in the Upper Milford Township Building, Zionsville, PA.

Adjournment

Matthew Hunter made the motion to adjourn the meeting. **Ron Guth** seconded the motion. All were in favor. No one opposed.

The Meeting adjourned at 7:58 P.M.

Date _____

Charles Peters, Jr., Acting Chairman