

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR THE OCTOBER 2, 2023 MEETING

Members Present: Luke Lichtenwalner, Chairman; Charles Peters Jr., Secretary; Philip Hartranft, Angelika Forndran, John Zgura, Alternate Member; Ellen Larmer, Alternate Member

Absent Members: Anthony Koneski, Vice Chairman; Ronald Guth, Matthew Hunter

Also Present: Brian Miller, Planning Coordinator; Cynthia Kuhns, Administrative Assistant

The Meeting was brought to order at 7:30 P.M.

Minutes

1. Meeting Minutes of September 5, 2023

Motion:

Angelika Forndran made the motion to approve the minutes as recorded. **Philip Hartranft** seconded the motion. All were in favor. **John Zgura and Luke Lichtenwalner** abstained from voting. The motion carried.

Time Extensions: None

Zoning Submissions for Discussion: None

Subdivisions: None

Lot Line Adjustments: None

Other Business:

1. Draft Emmaus Borough Zoning Ordinance, Zoning Map, SALDO & Official Map
 - Discussion for review and comments as per Southwest Lehigh County Comprehensive Plan Agreement

Brian Miller said he took a little time to look at the Zoning Ordinance, Subdivision and Land Development Ordinance, and the Official Map to check to see how this would work

with Upper Milford Township. He said he did not see anything out of the ordinary with zoning.

Charles Peters Jr. asked Brian Miller if he knew what the changes were from their previous Ordinances.

Brian Miller replied no. He said he looked at their uses and their lot sizes and it seems like everything pretty well meshes with Upper Milford Township's borders. He said that they have their old logging regulations in their amended Zoning Ordinance, but they don't have a lot of properties that they could log. He said he already informed Emmaus Borough Manager Shane Pepe about this. He said he gave Emmaus Borough some of the paperwork from Penn State for them to review and guide them should they wish to change their ordinance regarding logging. He said the only thing that he noted on the official map was a proposed well on a property next to the Turnpike along Vera Cruz Road other than that it was just proposed trails or multimodal improvements which would be bike lanes and mixed walking areas. He said that this is Emmaus Borough's first Official Map.

Angelika Forndran said she wished they would show the adjoining Municipal boundaries and the name of the adjoining municipalities on the Official Map. She asked if the Planning Commission could make that request to the Upper Milford Township Board of Supervisors that they ask the Borough of Emmaus to add that to their Official Map.

Charles Peters Jr. asked how their future multimodal improvements end at the Upper Milford Township line and how it would mesh with what Upper Milford Township would consider as an intermodal improvement.

Brian Miller said Upper Milford Township's Official Map shows Shimerville Road all the way into the Borough of Emmaus as having a potential future bicycle and pedestrian pathway. He said Shimerville Road all the way into the Borough of Emmaus was on Lehigh Valley Planning Commissions Mapping for a future bicycle path.

Charles Peters Jr. said that is probably why Emmaus Borough shows the bicycle path on their Official Map.

Brian Miller said that this is something that Upper Milford Township should look at when we update our Official Map.

Charles Peters Jr. said just because it is on the Official Map doesn't mean that we must do it. It just means that we have thought about it.

Ellen Larmer asked when Upper Milford Township would be updating our Official Map.

Brian Miller said next year Upper Milford Township is planning on updating our Official Map, Zoning Ordinance and Subdivision and Land Development Ordinance.

Charles Peters Jr. asked if Upper Milford Township ever identified pieces of property for open space on the Official Map.

Brian Miller said that Upper Milford Township can do that when we look at updating our Official Map. He said he has seen other Municipalities do overlays that go with their Official Map such as a preservation overlay or a natural resource overlay.

Charles Peters Jr. said if the property is noted on the Official Map as open space the Township would have the first right of refusal to offer market value for the property if it ever goes up for sale.

Brian Miller said that there are a couple of different things that Upper Milford Township could use to do that.

Angelika Forndran asked if Emmaus Borough made changes to their Zoning Ordinance and Subdivision and Land Development Ordinance that goes with their proposed Official Map.

Brian Miller said they made changes to their Ordinances, but he did not see anything that was going to affect Upper Milford Township.

Motion:

Charles Peters Jr. made the motion to recommend that the Board of Supervisors send a letter thanking Emmaus Borough for allowing Upper Milford Township to review their Proposed Official Map and Zoning Ordinance and Subdivision and Land Development Ordinance amendments and ask Emmaus Borough to show the adjoining municipal boundary lines and include the name of the adjoining municipalities on the proposed Official Map. **Philip Hartranft** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting. The motion carried.

2. Application for inclusion into the Upper Milford ASA for two properties owned Andrew Marstellar at 6240 & 6350 Sweetwood Drive, Macungie, PA
 - Application Packet with mapping and legal notice

Luke Lichtenwalner announced that this was before the Agricultural Security Advisory Board on September 26, 2023.

Brian Miller said he is working with the adjoining property at 6131 St. Peters Road to preserve that property. That property owner brought some of that property back so that

they had the 10 acres of agricultural use on that parcel. He said he is also working with the property owner at 6212 Sweetwood Drive which is north of 6240 Sweetwood Drive to preserve that property. At this point the property owner is not looking to preserve 6240 and 6350 Sweetwood Drive. He is just looking to get the properties into the Agricultural Security Area. He said the legal notice were advertised & the posting of the property was completed on August 30, 2023, and the fifteen-day comment period was completed on September 15, 2023, no comments were received. He said it was reviewed by the Agricultural Security Advisory Board on September 26, 2023, and that the Board recommended inclusion of these properties into the Agricultural Security Area and now it is in front of the Planning Commission for review. He said that there were certain criteria that needed to be met for a property to be included in the Agricultural Security Area which have been met.

Motion:

Charles Peters, Jr. made a motion to recommend that the Board of Supervisors include 6350 Sweetwood Drive and 6240 Sweetwood Drive into the Agricultural Security Area. **Angelika Forndran** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting. The motion carried.

Luke Lichtenwalner announced that the next regularly scheduled Planning Commission Meeting will be Monday, October 30, 2023 at 7:30 P.M. in the Upper Milford Township Building.

Adjournment

Motion:

Charles Peters, Jr. made the motion to adjourn the meeting at 7:53 P.M. **Philip Hartranft** seconded the motion. All were in favor. No one opposed. The motion carried.

Date _____

Luke Lichtenwalner, Chairman