

UPPER MILFORD TOWNSHIP  
PLANNING COMMISSION WORKSHOP MEETING MINUTES  
FOR OCTOBER 14, 2025

**Members Present:** Anthony Koneski Jr., Chairman; Charles Peters, Jr., Vice Chairman; Luke Lichtenwalner, Philip Hartranft, Angelika Forndran, Ronald Guth, Ellen Larmer, Alternate Member; John Zgura, Alternate Member

**Absent Members:** Matthew Hunter, Secretary

**Also Present were:** Brian Miller, Planning Coordinator; Kyle Walbert, Office Assistant; Zachary Mitchell, Ott Consulting; Judith Stern-Goldstein & Stacy Yoder of Gilmore & Associates; Cynthia Kuhns, Administrative Assistant

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

**Judith Stern-Goldstein** said the purpose of this workshop meeting was to discuss the completely revised Zoning Ordinance. She said she would like to go over each Article of the Book tonight and have the Planning Commission members provide any concerns they may have with each Article so that she and Stacy could make the necessary revisions prior to moving forward with getting the Zoning Ordinance adopted. She also said she wanted to make sure that the Township Solicitor had an opportunity to review the revised Zoning Ordinance and provide any comments he may have prior to presenting the Zoning Ordinance to the Board of Supervisors for their review and provide any comments or concerns they may have prior to adopting the Zoning Ordinance. She then went on to explain the layout of the Zoning Ordinance and how to find things within the Zoning Ordinance.

**Judith Stern-Goldstein** said she would like to go over each Article of the Zoning Ordinance individually in the order they are listed in the Zoning Ordinance. There were no issues with Article one of the Zoning Ordinance. She said that Article two is required by the Pennsylvania Municipal Planning Code, but the elected officials of the Township could make changes as they see fit.

**Charles Peters, Jr.** asked how AI Data Centers are defined and how they are allowed in the table of permitted uses.

**Judith Stern-Goldstein** said this use would fall under all other lawful uses at this point. She said if it is the desire of the Planning Commission they could create a separate AI Data Center use. The issue being only if the Township wants to regulate them separately. Essentially, they need more water than the average user, but they are required to get whatever water they need. They would fall under F-19 within the table of permitted

Industrial Uses. She said the description of F-19 Lawful uses not otherwise permitted can be found on page 140 of the Zoning Ordinance. She said that an AI Data Center is not a use that is mandated for the Township to provide by the Pennsylvania Municipal Planning Code. She reiterated this use would be covered under F-19 Lawful uses not otherwise permitted. She said she would caution against creating a use for every possible thing.

**Charles Peters, Jr.** said the Zoning Ordinance list solar energy farms and wind farms as special exception uses in the Conservation, Rural Agriculture and Industrial Zoning Districts, then asked if this was an appropriate use as a Special Exception in the Conservation and Rural Agriculture Zoning Districts.

**Judith Stern-Goldstein** said a solar energy farm, like a major production, and not an accessory use, is more of an industrial use. It is traditionally not located in the Rural Agriculture Zoning District. She said they can list the Solar energy system (principal use) as not permitted in the Conservation and Rural Agricultural Zoning Districts. She will also change the wind energy facility (principal use) as not permitted in the Conservation and Rural Agricultural Zoning Districts.

**Angelika Forndran** asked if water could be added as an item that could be extracted from beneath the surface to the definition of mineral extraction on page 35 of the Zoning Ordinance.

**Philip Hartranft** asked if the word paved could be removed from the definition of motor vehicle racetrack on page 35.

**Luke Lichtenwalner** asked if hoop houses are referenced in the Zoning Ordinance. He said green houses are referenced in the Zoning Ordinance but did not see a reference for hoop houses in the Zoning Ordinance. He said a green house is used for growing plants and a hoop house is a framed structure with a flexible covering on it. A hoop house is not necessarily a green house. You do not necessarily grow things in a hoop house. You can store things in a hoop house such as hay or straw. Hoop houses do not have foundations.

**Judith Stern-Goldstein** said a hoop house is treated like an accessory agricultural structure and is part of the Right to Farm Act which the Township is bound by that Act. They are exempt under the Right to Farm Act acre as long as you meet the regulations for acres.

**Charles Peters, Jr.** asked if the Historical Buildings section of the Zoning Ordinance was new or was it part of the existing Zoning Ordinance.

**Judith Stern-Goldstein** said this section was part of the existing Zoning Ordinance.

**Ellen Larmer** asked if the Township had an Historic Buildings Map.

**Brian Miller** replied no, but the Township could adopt a Historical Buildings Map as part of a later amendment of this zoning section.

**Charles Peters, Jr.** asked if the Historical Committee could possibly take on the task of creating a Historical Buildings Map.

**Brian Miller** said it could be a possibility.

There was a lengthy discussion regarding on-site parking space requirements within developments. The discussion related to on-site stacked parking verses non-stacked parking and the distance from a dwelling to off-site parking within the development.

**Luke Lichtenwalner** asked if the fence setbacks for agricultural use were in the Zoning Ordinance. He then asked if a fence could be considered a structure. He said a high tensile fence (livestock electric fence) does not meet the definition of a fence. He said some fences are considered structures.

**Judy Stern-Goldstein** said she felt the definition of a fence is overly descriptive of the materials. She felt the definition of a fence should not include the types of materials. She said that the fence setback for agricultural uses would be bound by the acre and legislation only. She said she would change the wording in §155.081 Use Regulations (A) Agricultural Uses (1) to read as follows: Any building or structure (excluding fences) used for the keeping or raising of livestock, horses or poultry shall be situated not less than 100 feet from all dwellings except the dwelling of the owner or lessee.

**Charles Peters, Jr.** asked what the setback would be for an agricultural fence.

**Judith Stern-Goldstein** said there is no setback for an agricultural fence.

**Kyle Walbert** asked how one would define the difference between residential accessory raising of animals or fowl verses a normal agricultural operation aside from intensive animal husbandry.

**Judith Stern-Goldstein** said if the principal use of the property is residential and the raising of livestock is accessory to residential use the fence would be a residential fence.

**Kyle Walbert** asked if a zoning permit would be needed for an agricultural fence.

**Judith Stern-Goldstein** said yes you can require a zoning permit for an agricultural fence. You cannot require land development for accessory agricultural structures, but storm water would still be required.

**Kyle Walbert** asked how commercial fences would be regulated since there is nothing in the ordinance to regulate a fence on a commercial property.

**Judith Stern-Goldstein** said if you wanted to regulate commercial fences differently, we could edit G-8 Accessory Structures nonresidential under Section G- Accessory Uses to include commercial fence and wall requirements.

**Kyle Walbert** asked how the Township should handle short-term rentals and Air B&B's within the Zoning Ordinance.

There was a lengthy discussion on short-term rentals and Air B&B's by the members.

**Judith Stern-Goldstein** said that short-term rentals and Air B&B's would need to be regulated by a separate stand-alone ordinance they wouldn't be regulated within the Zoning Ordinance.

**Charles Peters, Jr.** said regarding the section concerning Medical Marijuana Dispensaries, he had no problem with how this section is written. He then asked how the Township would deal with and address if marijuana ever becomes approved for recreational use.

**Judith Stern-Goldstein** said the section of the ordinance dealing with medical marijuana dispensaries comes right from enabling state legislature and if something were to change the state legislature would create new regulations.

**Luke Lichtenwalner** asked if the verbiage in Section E.3.c. Public Utility Facility on page 112 could be amended. As to the fifty-foot buffer yard.

**Judith Stern-Goldstein** said we could amend item "c" to read as follows: A fifty-foot buffer yard shall be provided along all property lines in accordance with the buffer requirements in Article 155.093(B) herein, unless the structure is designed with sound containment and mitigation.

**Brian Miller** said that under Section G-2 Keeping of livestock accessory to a residential use, item "e" regarding objectionable sounds needs to be removed as this item was removed from the Zoning Ordinance back in 2010.

**Brian Miller** questioned where item “h” regarding fowl or poultry came from as this section was not in our current Zoning Ordinance. He will investigate this and get back to Judith Stern-Goldstein as to whether this should be amended or removed completely.

**Charles Peters, Jr.** questioned the meaning of G-2 (c) about the congregation of small fowl within the required front, side, or rear yards. He wasn’t sure where the small fowl were permitted to congregate per this section.

**Stacy Yoder** said the small fowl were permitted to congregate inside the building envelope.

**Judith Stern-Goldstein** said she could change this to read the minimum required front, side, or rear yards in this section to provide clarity.

Discussions on the revisions to Zoning Ordinance ended at the end of article 5. The Planning Commission will discuss the remainder of the revision at the next scheduled workshop meeting which is November 11, 2025 at 6:30 P.M. in the Township Building.

It was also discussed that December 9, 2025 could be a possible workshop meeting if the Planning Commission does not get through the remainder of the Zoning Ordinance revisions and the Subdivision and Land Development Ordinance revisions at the November 11, 2025 workshop meeting.

The meeting adjourned at 9:30 P.M.

Date \_\_\_\_\_

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**Anthony Koneski, Jr., Chairman**