

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR THE OCTOBER 30, 2023 MEETING

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

Absent Members: Angelika Forndran, Matthew Hunter

Also Present: Brian Miller, Planning Coordinator

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

Minutes

1. Meeting Minutes of October 2, 2023

Motion:

Philip Hartranft made the motion to approve the minutes as recorded. **Anthony Koneski** seconded the motion. All were in Favor. No one opposed. **John Zgura** abstained from voting.

Time Extensions: None

Zoning Submissions for Discussion: None

Subdivisions: None

Lot Line Adjustments: None

Other Business:

Draft Lower Macungie Zoning Ordinance Amendment & Official Map Amendment

- Discussion for Review & Comments as per Southwest Lehigh County Comprehensive Plan Agreement

Brian Miller said he looked at the draft Lower Macungie Township Zoning Ordinance Amendment and the Official Map Amendment and almost everything on the map looked like it was acquisition of development for open space which he was not sure what they were trying to do. He said he thought it meant if a development came before the Township

they would look to obtain open space within the development. Everything else was park land, and greenway open space. They did not have anything on their map for road reconstruction for intersections or anything like that. He said he did not see a problem with any of it. The Zoning Ordinance Amendment that goes along with the Official Map seemed fine. The other one is the regulation of the Flood Hazard Area. He said Lower Macungie Township has a 500-year flood plain. He said that they have on-lot septic systems as prohibited in a flood plain area. He said that DEP prohibits on-lot septic systems in floodways. DEP does not prohibit on-lot septic systems in a flood plain. He said that we try not to put something in a flood plain but there are times when you have a repair to an existing home somewhere that is near the creek, and you want to get it as far away from the creek as you can but you could be in the mapped flood plain especially when you have a 500-year flood plain. He said that Upper Milford Township does not have a 500-year flood plain. Upper Milford Township has a 100-year flood plain. He felt that they should adjust that to say other than repairs or something like that.

Charles Peters, Jr. asked Brian Miller if he would provide Lower Macungie with his own feedback other than what the Planning Commission Members would provide.

Brian Miller said he can. Those are the only things that he saw that he would comment on. He said that there are all kinds of regulations for building in flood plains. He said you can build in a flood plain you just cannot raise the flood plain. He said when Upper Milford Township rewrites our Zoning Ordinance the Township will look at flood plains. He said this is something that the Township dealt with years ago. He said that the FEMA mapping has a lot of places within the Township that are not correct. FEMA has not come back and re-delineate anything in the Township. He said if the FEMA map shows your property in a flood plain you would have to pay an engineer to come out and determine where the flood plain is and show FEMA instead of FEMA changing the mapping. He said that Upper Milford Township has places in the Township that have flood plains with an 80-foot elevation differences on either side of the creek. He said that hopefully when Upper Milford Township rewrites our Zoning Ordinance the Township can come up with some better language to do some updating of the flood plain section of the Zoning Ordinance.

Motion:

Charles Peters, Jr. made the motion to recommend the Board of Supervisors send a thank you letter to Lower Macungie Township for allowing Upper Milford Township to review their Zoning Ordinance and Official Map amendments with the following suggestions that Zoning Ordinance Section 4 paragraph 3.A.7. reads as follows "other than On-site sewage disposal system repairs and new construction". **Anthony Koneski Jr.** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Luke Lichtenwalner announced that the next regularly scheduled Planning Commission Meeting will be held on Monday, December 4, 2023 at 7:30 P.M. in the Upper Milford Township Building.

Adjournment

Motion:

Anthony Koneski, Jr. made the motion to adjourn the meeting at 7:30 P.M. **Ronald Guth** seconded the motion. All were in favor. No one opposed.

Date _____

Luke Lichtenwalner, Chairman