

UPPER MILFORD TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
FOR MARCH 31, 2025 MEETING

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

**Absent Members** Angelika Forndran

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

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

**Minutes**

Planning Commission Meeting Minutes of March 3, 2025

**Motion:**

**Phil Hartranft** made the motion to approve the Planning Commission Meeting Minutes from the March 3, 2025 meeting as recorded. **Ronald Guth** seconded the motion. All were in favor. No one opposed. **Luke Lichtenwalner, Charles Peters, Jr., and John Zgura** abstained from voting.

**Time Extensions:** None

**Subdivisions & Land Development:** None

**Other Business:**

7571, 7542, & 762 Saint Peters Rd., Macungie, PA Ag Security Area Inclusion

- ASA Application
- Aerial Site Map
- USDA NRCS soil mapping

**Brian Miller** said the property was posted and the Inclusion was advertised in the East Penn Press. He said that Michael Schaffer of 7571 Saint Peters Road would like to include three parcels that he owns into the Ag Security Area. The parcels are 7571 Saint Peters Road, 17 acres, 7542 Saint Peters Road, 2.3 acres, and 7602 Saint Peters Road, 6.1 acres. The three parcels would need to be contiguous to be included in the Ag Security Area. He said he does not have a definitive answer as to whether the 6.1 acre parcel

known as 7601 Saint Peters Road can be included in the Ag Security area as it is not clear that this parcel abuts up against 7542 Saint Peters Road. He said the deeds to the parcels date back to the 1800's. He said that if the Planning Commission does make a recommendation to the Board of Supervisors to include the three parcels in the Ag Security Area the recommendation could be contingent upon clarification that 7602 Saint Peters Road is contiguous by the County standards.

**Charles Peters, Jr.** asked if the lots could be surveyed to see if they are all contiguous.

**Brian Miller** said he was going to check to see if the one adjoining neighbor has a survey of the properties. He said he had already checked the deeds to the three properties in question and did not get the clarification he was looking for. He said the property at 7656 Saint Peters Road which borders 7542 Saint Peters Road on two sides and 7602 Saint Peters Road on three sides which is owned by Steven Gerhard is already in the Ag Security Area making the 4 lots contiguous thus making it possible to include 7602 Saint Peters Road into the Ag Security Area. He said that there is an easement with a driveway to get back to 7602 Saint Peters Road. He said that there may have been an abandoned road leading back to 7602 Saint Peters Road which could be the reason for there being a 30-foot opening between the property lines of 7542 Saint Peters Road and 7602 Saint Peters Road. He said regulations allow the 2 tracts to be separated by a farm lane and if that is the case there is a farm lane there.

**Charles Peters, Jr.** asked if the assumption was that Michael Schaffer was putting these three parcels into the Ag Security Area with the next step being preservation of the three parcels.

**Brian Miller** said not at this time. He said everything surrounding 7602 Saint Peters Road is in the Ag Security Area.

**Philip Hartranft** asked if 7602 Saint Peters Road, which is 6.1 acres, wasn't large enough on its own to be included in the Ag Security Area.

**Brian Miller** said that 7602 Saint Peters Road may need to be 10 acres to be included in the Ag Security Area on its own But he will need to do a little more research on that

**Motion:**

**Charles Peters Jr.** made the motion to recommend that the Board of Supervisors add 7571, 7542, and 7602 Saint Peters Road to the Ag Security Area contingent upon confirmation that 7602 Saint Peters Road is considered adjoining to 7542 Saint Peters

Road and pursuant to any outside agency approvals. **Matthew Hunter** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

**Chairman Anthony Koneski, Jr.** announced that the next regularly scheduled Planning Commission Meeting will be on Monday, April 28, 2025, at 7:30 P.M. in the Upper Milford Township Building.

**Brian Miller** gave a brief update on the Zoning Ordinance and Subdivision and Land Development revisions. He said that Township Staff met with the consultants doing the revisions four times so far and the next meeting with the consultants will be on June 25, 2025. The consultants will be bringing the completely revised Zoning Ordinance and Subdivision and Land Development Ordinance for the Township Staff to review at that meeting. After the Township Staff complete their review of the Ordinances the next step would be to present the revised Ordinances to the Planning Commission, hopefully at the August Planning Commission Workshop Meeting for review and comments.

**John Zgura** asked Brian Miller if he thought that the Township Board of Supervisors would be able to adopt the Ordinances prior to the end of calendar year 2025.

**Brian Miller** said it would be close to the end of the year before he would be able to present the Ordinances to the Board of Supervisors for them to adopt. He said that Township staff, including the Zoning Officer, Alan Brokate were involved in the workshop meetings with the Consultants over the past several months working on the revisions. He said the Workshop meetings with the Consultants went well.

**Charles Peters, Jr.** asked if the Township was updating the Official Map.

**Brian Miller** said that is something that the Township can do later without the need for the Consultant to be involved with the Official Map update. He said there should be no changes to the Zoning Map.

### **Adjournment**

**Matthew Hunter** made the motion to adjourn the meeting. **Luke Lichtenwalner** seconded the motion. All were in favor. No one opposed. No one abstained. The meeting adjourned at 7:44 P.M.

Date \_\_\_\_\_

\_\_\_\_\_  
**Anthony Koneski, Jr., Chairman**