



**Lehigh Valley Planning Commission**

**DR. CHRISTOPHER R. AMATO**

Chair

**CHRISTINA V. MORGAN**

Vice Chair

**ARMANDO MORITZ-CHAPELLIQUEN**

Treasurer

**BECKY A. BRADLEY, AICP**

Executive Director

**COMPREHENSIVE PLANNING COMMITTEE MEETING**

**Tuesday, November 18, 2025, 12:00 noon**

**AGENDA**

**THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE 610-477-5793 Conf ID: 651 626 091#.**

**Roll Call**

**Courtesy of the Floor**

**Committee Business**

1. ACTION ITEM: 2026 Comprehensive Planning Committee Meeting Schedule
2. ACTION ITEM: North Whitehall Township – Comprehensive Zoning Ordinance Update (JS)
3. ACTION ITEM: Upper Macungie Township – Zoning Ordinance Amendment – Data Centers (JS)
4. ACTION ITEM: Lower Macungie Township – Zoning Ordinance Amendment – Administrative Updates (JS)
5. INFORMATION ITEM: Draft Housing Supply and Attainability Strategy (JS)
6. INFORMATION ITEM: Draft Lehigh County Industrial Land Use Guide (JS)
7. INFORMATION ITEM: Cetronia Road Data Center – Upper Macungie Township (JS)

**Next Comprehensive Planning Committee Meeting:**

December 16, 2025, at 12:00 pm



## 2026 COMPREHENSIVE PLANNING COMMITTEE LVPC MEETINGS

The following is the schedule of Comprehensive Planning Committee meetings of the Lehigh Valley Planning Commission (LVPC). These meetings will be held virtually via Microsoft Teams on the Tuesday preceding the LVPC Full Commission meetings at 12:00 PM. These meetings can be accessed at [www.tinyurl.com/LVPC2026](http://www.tinyurl.com/LVPC2026) or by phone at 610-477-5793 ID: 947 550 319#. In-person participation for virtual meetings may be requested; requests should be made to [planning@lvpc.org](mailto:planning@lvpc.org) or 610-264-4544.

### Comprehensive Planning Committee

Meets on the Tuesday preceding Full Commission meetings at 12:00 PM.

|         |                    |          |
|---------|--------------------|----------|
| Tuesday | January 20, 2026   | 12:00 PM |
| Tuesday | February 24, 2026  | 12:00 PM |
| Tuesday | March 24, 2026     | 12:00 PM |
| Tuesday | April 21, 2026     | 12:00 PM |
| Tuesday | May 26, 2026       | 12:00 PM |
| Tuesday | June 23, 2026      | 12:00 PM |
| Tuesday | July 21, 2026      | 12:00 PM |
| Tuesday | August 25, 2026    | 12:00 PM |
| Tuesday | September 22, 2026 | 12:00 PM |
| Tuesday | October 27, 2026   | 12:00 PM |
| Tuesday | November 17, 2026  | 12:00 PM |
| Tuesday | December 15, 2026  | 12:00 PM |



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November XX, 2025

Randy Cope, Manager  
North Whitehall Township  
3256 Levans Road  
Coplay, PA 18037

### RE: Comprehensive Zoning Ordinance and Map Update North Whitehall Township Lehigh County

Dear Mr. Cope:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation.

- LVPC Comprehensive Planning Committee Meeting
  - November 18, 2025, at 12:00 PM
  - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
  - November 20, 2025, at 7:00 PM
  - <https://lvpc.org/lvpc-meetings>

The application proposes a comprehensive update to the North Whitehall Township Zoning Ordinance, following the recent update of the North Whitehall Township Comprehensive Plan in 2023. Section 440-9 of the proposed ordinance outlines purposes and objectives, which reference the community development goals and objectives of the Township's Comprehensive Plan, Township character, providing for safe, reliable and adequate water supply, providing for preservation of natural, scenic and historical values, and to carry out State-imposed regulations.

The LVPC has reviewed the Townships' proposed ordinance for alignment with *FutureLV: The Regional Plan* and offers the following comments:

#### Land Use and Development

The proposed ordinance establishes a well-structured framework of zoning districts that encourage development in designated growth areas while preserving rural and agricultural character throughout the Township (of *FutureLV* Policy 1.1). The inclusion of a Table of Permitted Uses by District is a best practice that makes the ordinance more understandable and user-friendly for the public and easier to enforce for the Township (of Policy 1.4).

The Conservation Residential (CR) and Agricultural-Rural (AR) districts emphasize preservation of farmland and environmentally sensitive areas (of Policies 3.1 and 3.3). The Village (V) District

promotes infill, walkability, and mixed-use redevelopment, which supports compact development that alleviates growth pressures on open space and encourages reinvestment in existing centers (of Policy 1.1 and 4.1).

A range of housing types are permitted across the Township's proposed districts, which increases opportunities for attainable housing (of Policy 4.5).

The LVPC notes that Intensive Agriculture (CAOs and/or CAFOs) are identified as Permitted by Right in the Conservation-Residential, Agricultural-Rural Residential, and Agricultural-Rural Residential Livestock Option districts. The LVPC recommends further limiting the allowable area for these intensive uses to minimize the potential for land use conflicts (of Policy 5.4). The Township may also consider changing intensive agricultural uses from permitted to conditional uses in the AR and CR districts to match development intensity with sustainable infrastructure capacity (of Policy 1.1).

The LVPC also notes that the listed maximum impervious surface ratios of 30-40% listed in Table 440.38 (Table of Lot and Setback Requirements by District) for intensive agriculture uses (CAOS and CAFOs) in the CR, AR, AR-I and AR-L districts differs from the maximum impervious ratio of 20% described in Article IV – Use Regulations (Section 440-40 A(2)(b)) - Intensive Agricultural Use, and should be revised or clarified for consistency.

### **Transportation**

The ordinance reflects sound transportation planning practices that improve transportation efficiency and safety (of Policy 2.1). The Village District's emphasis on walkability and neighborhood-scale development promotes active transportation options (of Policy 5.3). The Township's proposed zoning districts that permit higher traffic-generating land uses, including commercial, industrial and higher-intensity residential zones, are directed along Route 309, a Regional Highway identified in the *FutureLV* Transportation Plan, and along Major Corridors such as Route 145 and Route 329. Directing development to transportation infrastructure with greater capacity is a strategic approach to accommodating growth (of Policy 1.2).

The proposed ordinance references the requirement for warehouses to submit traffic impact studies per Township SALDO requirements, which reinforces minimizing quality of life impacts truck traffic has on residents (of Policy 2.4).

### **Environment**

North Whitehall Township is home to nearly 60 miles of streams within the Jordan Creek and Coplay Creek Watersheds. The Township is bounded along its northern and eastern border by the Lehigh River. The proposed zoning ordinance includes provisions for wetland and steep slope protection as well as specifies a minimum of a 35-foot setback from surface waters as riparian buffers, which help promote sustainable stewardship of natural lands, water resources and open space and protect the quality and quantity of surface and groundwater (of Policies 3.1 and 3.2).

To further enhance protection of these resources the Township may consider expanding the minimum buffer width to 75 feet where feasible, and extend these buffer standards to include delineated wetlands, as recommended in LVPC's Riparian and Wetland Buffer Model Regulations. Per LVPC's Steep Slope Model Regulations, areas with a slope of 25% or greater should be only used for open space and certain recreational uses. The LVPC recommends that areas with slopes greater than 25% be considered 100% resource protected land and that development and/or regrading of such land should be prohibited. Section 440-44 E should also

include a cross reference to the Township's stormwater management ordinance buffer requirements (Ch 363.23) and the Pennsylvania Riparian Buffer Regulations (Ch 102.14) for High Quality streams related to Jordan Creek.

The inclusion of cluster development provisions as a conditional use in several zoning districts (CR, AR, AR-I, SR, and V) further emphasizes 'preserving natural resources in the land development process' (of Policy 3.1). The requirement that open space be connected and permanently preserved through deed restriction or conservation easement demonstrates strong conformance with best practices. The Township may consider allowing cluster development as permitted by right in the CR district, as this type of development supports conservation principles. Reducing lot widths and minimum sizes reduces the amount of land area disturbed for new development, the total length of roadway and associated impervious surface required, and the amount of turf-grass for lawn, all of which reduce impacts to waterways and encourages more connected open space. These design practices align with the purpose of the CR district and support the preservation of agricultural and natural lands (of *FutureLV* Policy 1.1) and the conservation and management of natural lands and water resources for environmental and recreational benefits (of *Future LV* Policy 3.1).

The Township should consider specifying and encouraging Pennsylvania-native varieties for trees, shrubs and grasses in its various landscaping requirements related to paved area landscaping (parking lot trees), planting screens and buffer yards. Native species are better adapted to the local climate conditions and often are more resilient to changing weather conditions, while providing enhanced habitat benefits (of *FutureLV* Policy 3.1).

Municipalities, when considering ordinance updates, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Please feel free to reach out if you have any questions.

Sincerely,



Jillian Seitz  
Chief Community and Regional Planner



Susan Myerov  
Director of Environmental Planning



Corinne Ruggiero  
Environmental Planner

cc: Jessica Koenig, Township Secretary



## Lehigh Valley Planning Commission

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Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

November 6, 2025

Meredith Keller, Director of Community Development  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

**Re: Zoning Ordinance Amendment – Data Centers  
Upper Macungie Township  
Lehigh County**

Dear Ms. Keller,

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings will be virtual, and we encourage your participation. A revised letter will be sent after the Full Commission meeting if Commissioners have any additional or revised comments.

- LVPC Comprehensive Planning Committee Meeting
  - November 18, 2025, at 12:00 PM
  - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting
  - November 20, 2025, at 7:00 PM
  - <https://lvpc.org/lvpc-meetings>

The proposal amends the Upper Macungie Township Zoning Ordinance by adding definitions, amending the use table, and adding requirements to provide for and regulate Data Center land uses including setbacks and buffers, noise, utility, and emergency requirements.

Data Centers are essential components of modern technological infrastructure, enabling everyday devices to send and receive digital data needed for video streaming, online shopping, cloud storage, and communicate with other devices. With the growth of digital device and technology usage, hyperscale data centers have been expanding across Pennsylvania and are an emerging land use in the Lehigh Valley. When sited appropriately and connected to adequate infrastructure capacity, data centers support the continuation of the region's technological evolution, economic base and resilience (of Policy 4.1). The Township's proposed ordinance both aligns with best practices and contains opportunities to further support public health, safety and welfare.

The following aspects of the proposed ordinance amendment align with best practices for regulating data centers:

- **Definitions:** The ordinance distinguishes between Data Centers and Data Center Equipment and includes a definition for Sensitive Receptors. The definition for Sensitive Receptors includes uses such as residences, uses for children or the elderly such as schools and care-centers, and public spaces such as parks or places of worship. Providing clear definitions encourages an efficient land development process and minimizes impacts of regionally significant land uses (of Policy 1.4).
- **Buffering:** Requiring Data Centers and Data Center Equipment to be set back 200 feet from property lines containing a Sensitive Receptor and requiring earthen berms to buffer any Data Centers and Data Center Equipment that are visible beyond exterior lot lines supports the use of 'context specific design solutions' and 'minimizes impacts of development to protect the health, safety and welfare of the public' (of Policies 5.4 and 3.2).
- **Utility and Power Infrastructure:** The amendment includes appropriate provisions for utility feasibility assessments and agreements with utility providers to serve potential data centers where applicable, which mitigates system constraints and enhances the long-term viability of assets (of Policy 1.3).
- **Emergency Planning:** The added provision requiring an Emergency Response Plan aligns with *FutureLV* by enhancing planning and emergency response capabilities (of Policy 5.1).
- **Conditional Use:** Permitting data centers as a conditional use allows the Township to evaluate project impacts on a case-by-case basis to determine community needs and sensitivities and balance those needs with the demand for modern technological infrastructure. This approach supports efficient development processes responsive to regional needs (of Policy 1.4).

The LVPC offers additional recommendations for the Township's consideration to further strengthen its regulations and promote public health, safety and welfare:

- **Noise:** Section § 21-402(3) refers back to Chapter 10 Section 2 of the Township's noise ordinance which states that the maximum permissible noise level at the sound source property line shall not exceed 65 decibels for commercial/industrial sources. To increase clarity and efficiency, it is recommended that this decibel-based threshold be explicitly stated as applicable to data centers within Section § 21-402(3).
- **Height Limits:** Data centers have been constructed in nearby regions at heights around 100 feet. The LVPC strongly recommends that the Township ensure clear height limitations for Data Center land uses are included that are compatible with

height limits in the General Industrial and Research Technology Districts to promote context-specific design solutions and promote development that complements existing industrial uses (of Policy 5.4).

- **Parking:** The LVPC recommends specifying parking standards for Data Center uses. Because data centers typically have fewer employees than other types of industrial uses, applying parking minimum standards that are typical of other types of industrial uses may lead to overbuilt, unused impervious surfaces that exacerbate stormwater impacts. Using contextual standards for parking is a best practice, such as 1 space per on-site employee, to match development intensity with appropriate infrastructure capacity (of Policy 1.1) and reduce impervious surfaces and protect water sources (of Policy 3.3).
- **Energy Generation:** The LVPC recommends including provisions for on-site power generation uses such as fuel-cell power stations, geothermal, and solar photovoltaics. These are viable alternative and supplemental energy options for technology-based land uses which are highly energy-consumptive. By regulating on-site energy generation, the Township can further 'integrate efficiency measures and emerging technologies' and 'improve the utility and mobility infrastructure of the region' (of Policy 1.1), 'minimize and mitigate the impacts of utility expansion associated with technological advancements, population and business growth' (of Policy 3.2) and 'promote energy conservation and efficiency' (of Policy 3.4).

Municipalities, when considering Zoning Ordinance Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Sincerely,



Mary Grace Collins  
LVPC Community Fellow



Jillian Seitz  
Chief Community and Regional Planner



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Executive Director

November xx, 2025

Nate Jones, AICP, Township Planner  
Lower Macungie Township  
3400 Brookside Road  
Macungie, PA 18062

**Re: Zoning Ordinance Amendment – Administrative  
Lower Macungie Township  
Lehigh County**

Dear Mr. Jones,

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Additional meeting information is available at <https://lvpc.org/lvpc-meetings>:

- LVPC Comprehensive Planning Committee Meeting: November 18, 2025, at 12:00 PM
- LVPC Full Commission Meeting: November 20, 2025, at 7:00 PM

The proposal amends the Lower Macungie Township Zoning Ordinance with a series of administrative text amendments with the intent of supporting better processes, interpretation and enforcement of the Township Zoning Ordinance. The proposed amendments include updated definitions, revising the names of certain commercial zoning districts, updating the administrative regulations, standards and requirements for Signs and Off-Street Parking, and updating conditional use procedures.

Among the proposed amendments is the addition of a 'Savings Clause' (§27-108), which specifies that any use not specifically provided for in the Zoning Ordinance shall be permitted as a conditional use. Municipalities are required by the MPC to provide for all land uses within their boundaries. It is widely acknowledged that identifying all conceivable uses in a zoning ordinance is impractical, and to safeguard municipalities against exclusionary zoning challenges, providing statements of "uses not provided for" is common practice and aligns with *FutureLV: The Regional Plan* by facilitating an efficient development process (of Policy 1.4).

Municipalities, when considering Zoning Ordinance Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the MPC [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Sincerely,



Jillian Seitz

Chief Community and Regional Planner

cc: Kris Russo, Township Zoning Officer