



STEVEN GLICKMAN  
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Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING  
Tuesday, September 26<sup>th</sup>, 2023, 12:00 noon  
AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2023> OR VIA PHONE 610-477-5793 Conf ID: 661 345 854#.

Roll Call

Ordinance/Plan Reviews and Information for September 2023:

1. ACTION ITEM: City of Allentown – Land Use of Regional Significance – 960 West Hamilton Street (BGR)
2. ACTION ITEM: City of Easton – Land Use of Regional Significance – Lafayette College (Lacrosse Center) (BGR)
3. ACTION ITEM: Wilson Borough– Zoning Ordinance Amendment – Redevelopment Overlay (JS)
4. ACTION ITEM: Upper Saucon Township – Zoning Ordinance Amendment – Medical Facilities (JS)
5. ACTION ITEMS: Lehigh Township – Zoning Ordinance Amendments
  - a. Solar Energy Systems (JS)
  - b. Communication Facilities (JS)
  - c. Medical Marijuana Facilities (JS)
  - d. Recreational Marijuana Facilities (SN)
6. ACTION ITEM: Lynn Township – Zoning Ordinance Amendment – Solar Energy Systems (JS)
7. ACTION ITEM: Wind Gap Borough – Zoning Ordinance Amendment – Signs (JS)
8. INFORMATION ITEM: PA Broadband Development Authority Public Meeting (EG, HM)

Next Comprehensive Planning Committee Meeting:  
October 24, 2023 at 12:00 pm



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Treasurer  
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Executive Director

September XX, 2023

Ms. Jennifer Gomez, Director of Planning and Zoning  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**Re: 960 – 966 W. Hamilton Street – Land Use of Regional Significance  
City of Allentown  
Lehigh County**

Dear Ms. Gomez:

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Mixed-Use Developments category. The subject application proposes construction of a mixed-use development with retail and office space, 189 market rate apartments for rent, several restaurants, a fitness center, and educational facilities of 199,300 square feet at 960, 962 and 966 W. Hamilton Street (PINs 549699469371, 549699467231, 549699464029).

The Lehigh Valley Planning Commission (LVPC) will consider the application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be virtual and occur on:

- LVPC Comprehensive Planning Committee Meeting
  - September 26, 2023 at 12:00 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - September 28, 2023 at 7:00 PM
  - <https://lvpc.org/meetings.html>

The LVPC offers the following comments:

**Reuse and Redevelopment in Urban Areas**

The proposed development fulfills the intent of *FutureLV: The Regional Plan* to ‘encourage reuse and redevelopment within urban areas’ (Policy 1.1). The proposal supports a core strategy of *FutureLV* to increase density in urban areas (Density Special Section, page 71).

**Multimodal Accessibility Buffer**

The proposal is within a Multimodal Accessibility Buffer. These areas are opportunities that the LVPC highly encourages for expansion, improvements, or connections to the mixed-transportation network during development or redevelopment activities (of Policy 2.1). The Lehigh and Northampton Transit Authority (LANTA) offers service on the main road in front of the proposed site, and within the Multimodal Accessibility Buffer, and there is a recently improved stop at Hamilton Boulevard and Fountain Street, just east of the project site.

### **Commercial Use**

This proposal would be replacing at least three active businesses that currently operate at 960, 962, and 966 W. Hamilton Street. The development plans designate space within the proposal for commercial use, however the change from older, historic buildings to a newly constructed building will likely cater to commercial businesses that can afford higher rents, which smaller, locally owned establishments may not be able to afford. Policy 4.1 of *FutureLV: The Regional Plan* is to ‘Enhance growth by rooting economic development strategies’ including, ‘maintaining quality and affordability of life’ while ‘enhancing the character and economic viability of historic assets’ (of Policy 4.1).

The LVPC recommends that the impact that this may have on smaller, established local businesses be considered and that opportunities be explored to maintain smaller businesses in this area, while bringing in new opportunities. An example would be providing a wide variety of attainable commercial rents to maximize economic opportunities for everyone (Goal 4.5). Policy 4.2 of the *FutureLV* is to ‘continue diversification of the regional economy to strengthen economic resilience’ which is done by both adapting to the contemporary economy while expanding small businesses.

### **Historical Buildings**

This proposal would require demolition of three historical buildings in downtown Allentown. The LVPC recommends that the developer work with the Allentown Preservation League at [office@preserveallentown.org](mailto:office@preserveallentown.org) to remove anything of historic value from these structures prior to demolition that can be repurposed in historic preservation within Allentown.

### **Bicycle Parking**

The LVPC commends the applicant for the bicycle parking proposed inside of the building on the first floor depicted on the plan. To create a safe, healthy, inclusive, and livable community (Goal 5, *FutureLV: The Regional Plan*), the LVPC recommends the inclusion of bicycle racks outside the building for those who use the proposed retail, employees, or anyone who may need short-term bicycle parking, in addition to inside parking for residents. (of Policy 5.3).

### **Roadway Capacity**

The plans depict a loading dock at the back of the building that would be located on W. Maple Street. The LVPC strongly recommends a parking management plan to ensure that tractor-trailer deliveries do not block the street and that there won’t be double parking or any other parking issues that could potentially block or congest W. Maple

Street, and potentially restrict the ability of emergency vehicles to pass through. S 10<sup>th</sup> Street is another street where double-parking could be a concern outside the proposed building. S. 10<sup>th</sup> Street has a dedicated left turn lane. Any trucks that may part along this road would force traffic to use the dedicated left turn.

This proposal is for 186 apartment units, an educational facility, offices, restaurants, and retail, but there is no dedicated parking area for the building. This is especially concerning for the future residents. If future residents would be expected to use nearby parking decks and garages or if there is another parking plan in place this should be clarified. Street parking downtown is limited and the potential for this proposal to create a need for significantly more parking should be addressed by the developer in advance.

### **Affordable Housing**

The proposed building includes 189 residential units. To support ‘attainable housing in locations that maximize social and economic opportunities’ (Policy 4.5) the LVPC recommends that the cost of affordable housing for this area be taken into consideration. The proposal is within Census Tract 97, which encapsulates much of the Downtown Allentown neighborhood. According to the Census’s 2021 5-Year American Community Survey (ACS), residents in this area earn a median yearly income of \$26,369 and pay a median rent of \$830 before utilities. An estimated 60 percent of renter households in this neighborhood are cost-burdened which means that they pay 30 percent, or more, of their monthly income on housing costs. The LVPC recommends that the developers consider the affordable housing needs of the surrounding community when determining rent costs.

### **Context-specific design**

Policy 5.4 of *FutureLV: The Regional Plan* is to promote development that complements the unique history, environment, needs of the Lehigh Valley. This includes strengthening historic main streets and cultural Centers and creating public spaces that reflect and enhance local culture (of Policy 5.4). The proposed development is for a 12-story building in an area where surrounding other buildings are three to five stories, with the exception of the PPL building also located on Hamilton Street. The LVPC recommends that the developer work with the City of Allentown to ensure that the proposal will promote development while maintaining the character of traditional neighborhoods which would support Policy 4.1 to ‘Enhance the character and economic viability of cultural and historic assets.’

### **Sustainable Energy Systems**

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices will help to ‘reduce climate change impacts’ (Policy 3.4).

Municipalities, when considering subdivision/land developments, 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)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Bambi Griffin Rivera  
Senior Community and Regional Planner



Joey Dotta  
Regional Planner



Transportation Planner

cc: Blackstone Structures, LLC, Applicant;  
Cornerstone Consulting Engineers, Chris Stress, Project Engineer/Surveyor;  
Fegley Real Estate, Richard F. Werner, Christos Alexatos, Record Property Owner;  
Garret Cook, Township/Borough Engineer;  
Mark Hartney, Deputy Director of Community and Economic Development;  
Jesse Sadiva, assistant Planner;  
Brandon Jones, Assistant Planner



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KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

September XX, 2023

Mr. Ian Heck, Chair  
Forks Township Planning Commission  
1606 Sullivan Trail  
Easton, PA 18040

**Re: Lafayette College (Wallach Lacrosse Center) – Land Use of Regional Significance  
Forks Township  
Northampton County**

Dear Mr. Heck:

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Educational Facility category. The subject applicant proposes the development of an existing athletic field to add a turf field, a 21,900-square-foot field house, sidewalk and associated improvements at 3412 Sullivan Trail (PIN J9 12 4).

The Lehigh Valley Planning Commission (LVPC) will consider the application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be virtual and occur on:

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The LVPC offers the following comments:

**Pedestrian Improvements**

The LVPC applauds the proposed concrete connection directly from the parking area in front of the proposed addition of two Americans with Disability Act (ADA) parking spaces. This design also allows anyone using a mobility device to access the walkway safely which supports Universal Design and helps to ensure transportation accessibility for all persons (of Policy 5.2).

## **Bicycle Rack**

The inclusion of a bicycle rack helps to ensure further transportation accessibility (of Policy 5.2), it integrates mixed-transportation into public space design (of Policy 5.2), and it 'improves connections between bus stops and pedestrian and bicycle infrastructure (of Policy 5.2). Students may benefit from having bicycle parking on campus and the LVPC suggests considering the addition of a bicycle rack in the development plans.

## **Transportation**

The project site is located on a corridor, and within the multimodal accessibility buffer, which provides opportunities for improvements to nearby transportation infrastructure. Lehigh and Northampton Transportation Authority (LANTA) Planner/Land Use Specialist Molly Wood provided comments strongly recommending a new sidewalk along the property frontage of Sullivan Trail, with an additional 5-foot concrete pad in between the requested sidewalk and existing curb for a new bus stop landing pad for proper boarding and alighting. LANTA suggests an addition of a pedestrian path from the existing bus stop location to the main entrance of the new facility. These recommendations 'enhance public transit service facilities' (of Policy 2.3) and the LVPC encourages their consideration. For any questions or follow up of additional bus stop details, please contact Molly Wood at [mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov).

## **Karsts**

Mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the presence of karsts in the form of surface depressions on the proposed lacrosse field site. The LVPC advises the applicant to ensure proper geotechnical testing prior to any development at this location, to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (Policy 3.2).

## **Sustainable Energy**

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices to help to 'reduce climate change impacts' (Policy 3.4).

## **Stormwater Review**

The project site is located within the Bushkill Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, 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)].



The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in blue ink that reads "Bambi Griffin Rivera". The signature is fluid and cursive.

Bambi Griffin Rivera  
Senior Community and Regional Planner

A handwritten signature in blue ink that reads "Joey Dotta". The signature is fluid and cursive.

Joey Dotta  
Regional Planner

cc: Lafayette College, Applicant;  
Don Peters, Project Engineer/Surveyor;  
Gilmore and Associates, Township/Borough Engineer;  
Denjam Khadka, LVPC Senior Civil/Environmental Engineer;  
Steve Neratko, LVPC Chief Community and Regional Planner;  
Geoffrey A. Reese, PE, LVPC Master Planner and Engineer;  
Katherine Faubert, Administrative Assistant





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BECKY A. BRADLEY, AICP  
Executive Director

September XX, 2023

Jill Garcia, Manager  
Wilson Borough  
2040 Hay Terrace  
Easton, PA 18042

**RE: Zoning Ordinance Amendment – Redevelopment Overlay District  
Borough of Wilson  
Northampton County**

Dear Ms. Garcia:

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 are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The subject application proposes to amend the Borough of Wilson Zoning Ordinance by establishing a Redevelopment Overlay District and standards. The newly created overlay district is to be designated within the I-1 General Industrial District north of Route 22, an area that includes the site of former Pfizer Pigments Inc. located on Hackett Avenue and Wood Street. The underlying zoning of I-1 permits a variety of industrial and commercial business uses. The intent of the Redevelopment Overlay District is to provide optional standards that encourage reinvestment and promote flexibility, economy and ingenuity in development.

The area proposed within the Redevelopment Overlay District is largely vacant and underutilized, and the proposed Overlay encourages reinvestment in commercial areas while supporting the fiscal health and sustainability of municipalities (of *FutureLV: The Regional Plan* Policies 5.4 and 4.6). However, the location also poses several challenges that must be considered to mitigate any adverse impacts redevelopment may have on the community. The LVPC is supportive of the Borough’s redevelopment efforts, and the proposed Overlay has the potential to align with *FutureLV: The Regional Plan* as long as any impacts development may have on the surrounding communities are mitigated. Additional considerations may further increase development opportunity on the site to the benefit of the community and Borough:

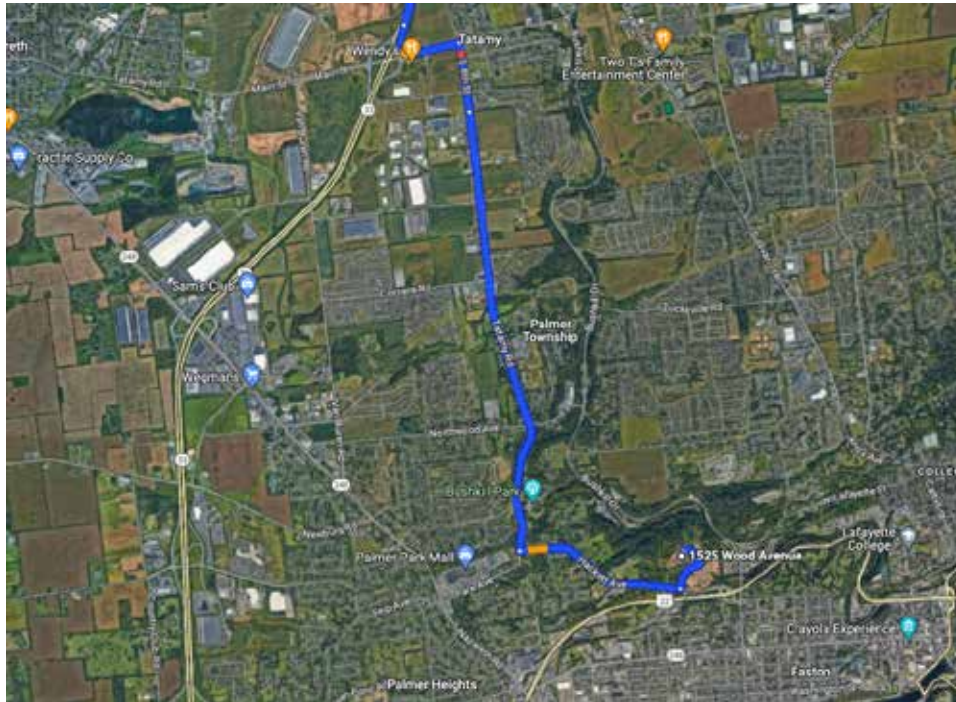
**Environmental**

The area within the proposed Overlay contains several natural features that limit the viability of development, including steep slopes and woodlands to the northwest. The area is located in proximity to the Bushkill Creek and is prone to flooding, especially in the southeast vicinity of the proposed Overlay at Hackett Avenue and Wood Street. The Overlay includes provisions for reduced area and dimensional requirements, including smaller minimum lot width and yards, which allow for more compact development and can facilitate retention of more natural features (of Policies 3.1 and 3.2).

### Transportation

The Redevelopment Overlay District is proposed in an area with nearby access to Route 22. Route 22 eastbound is accessible via Hackett Avenue, Wood Avenue and 13<sup>th</sup> Street approximately half a mile of travel distance away, and Route 22 westbound is accessible via Wood Avenue and Route 248 approximately one and a half miles of travel distance away.

A potential transportation issue for consideration is the impact of drivers traveling to and from the north. Vehicles may travel along westbound Route 22 to access Route 33, but Tatamy Road in Palmer Township is a shorter and more direct route and will likely be directed by GPS navigation systems:



Redevelopment in this location poses substantial transportation impacts to adjacent communities, especially if the resulting land use is freight-based. In the instance that a freight-based land use is proposed, it is imperative that right-turn movements from the area onto Hackett Avenue be restricted to tractor trailers in order to ‘minimize quality of impacts to residents’ (of Policy 2.4).

Providing for all transportation modes is a key strategy to managing traffic resulting from future development. The Karl Sterner Arts Trail terminates east of the proposed Overlay, at 13<sup>th</sup> Street in the City of Easton. The LVPC strongly recommends the Borough require this trail be extended and connect to Hackett Park and the Wilson and Easton Bike Path to the west to facilitate multimodal transportation options that improve mobility and access to jobs and daily needs for all people (of Policies 2.3 and 5.2).

## Community

While the area within the proposed Redevelopment Overlay District once contained a heavy industrial land use, industrial land uses may no longer be the most appropriate for this location. Adjacent sites to the east in the City of Easton were once industrial uses but have since been transformed into mixed-use commercial and residential spaces. West of the proposed Overlay District is a community recreation space, Hackett Park. Residential neighborhoods to the south and west are also in the vicinity of the proposed Overlay District. Roadway infrastructure in the area is older and not built to withstand the impacts of freight transportation. The LVPC encourages the Borough to consider limiting the types of industrial land uses in this area and explore additional opportunities to promote a mix of uses as an economic development strategy that meets the needs of the community, enhances the municipal tax base and integrates seamlessly with adjacent land uses (of Policies 4.1, 4.2 and 4.6). In the event that an industrial land use is proposed, adequate buffering is necessary to minimize noise and visual impacts on residents (of Policy 2.4).

Municipalities, when considering ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied appropriate representatives from bordering municipalities to 'expand collaboration on planning and development between neighboring communities' (of Policy 4.6). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jillian Seitz  
Senior Community Planner

CC: Stanley J. Margle, III, Wilson Borough Solicitor; Stephen Nowroski, City of Easton Director of Planning; Robert Williams, Palmer Township Manager; Donna Asure, Forks Township Manager



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September XX, 2023

Trisha Lang, Director of Community Development  
Upper Saucon Township  
5500 Camp Meeting Road  
Center Valley, PA 18034

**RE: Zoning Ordinance Amendment – Medical Facilities  
Upper Saucon Township  
Lehigh County**

Dear Ms. Lang:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, though discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The subject zoning ordinance amendment proposes changes to the Upper Saucon Township Zoning Ordinance by adding definitions for several medical uses, including medical/dental/optical lab, medical office, specialty / micro hospital, urgent care facility and medical facility, with revisions to existing definitions to differentiate between those and the proposed definitions, and related regulations. The proposal includes revisions to permitted uses in the Commercial (C), Industrial (I) and Enterprise (E) zoning districts to permit various medical uses or replace existing permitted uses with the newly created uses.

*FutureLV: The Regional Plan* recognizes that medical technology advancements will lead to longer, healthier lives (Future Forces, Page 40). Accounting for medical advancements and evolving trends in zoning ordinances serves to increase the social, economic and environmental well-being of the region (of *FutureLV* Policy 1.1). The proposal also facilitates locating medical services in centers or along corridors (of Policy 4.3) and increases access to daily needs for all people (of Policy 5.2), thereby allowing communities to maintain quality and affordability of life (of Policy 4.1). Revising ordinances to account for changes in land use patterns also demonstrates evolution and adaptability of government and is a best practice for municipalities (of Policies 1.1 and 1.4).

Municipalities, when considering ordinance and map 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)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Seitz". The signature is written in a cursive style with a large initial "J" and "S".

Jillian Seitz  
Senior Community Planner

cc: Thomas Beil, Township Manager





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Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

September XX, 2023

Ms. Alice A. Rehrig, Manager  
Lehigh Township  
1069 Municipal Road  
Walnutport, PA 18088

**Re: Zoning Ordinance Amendment – Solar Energy Systems  
Lehigh Township  
Northampton County**

Dear Ms. Rehrig:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee meeting 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. The meetings are virtual. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The subject application proposes to amend the Township Zoning Ordinance pertaining to Principal Solar Energy Systems. Currently, the proposal permits Principal Solar Energy Systems as a conditional use in any zoning district. The proposal removes Principal Solar Energy Systems as a permitted use in all zoning districts except for the Industrial (I) Zoning District, where it will remain a conditional use.

Restricting locations for Principal Solar Energy Systems supports land use and preservation objectives identified in the Township’s recently updated Comprehensive Plan, which recognizes an increased demand for large solar farms, and recommends limiting solar farm placement on prime farmland soils and areas with mature woodlands (*Lehigh Township Comprehensive Plan Page 12*).

The LVPC commends the proposal to permit Principal Solar Energy Systems in the Industrial Zoning District. Alternative energy systems play an important role in diversifying energy sources and support the intent of *FutureLV: The Regional Plan* to increase sustainability and mitigate climate change (of *FutureLV* Policy 3.4).

While limiting areas that allow solar facilities supports open space conservation (of Policy 3.1), farmers of the Lehigh Valley face increasing financial challenges in maintaining and supporting their operations. Allowing solar energy systems through temporary lease agreements can be one way of providing farmers with economic opportunities that support the continuation of their larger agricultural operations into the future (of Policy 4.4). The LVPC encourages dialogue between the Township and local farmers to ensure economic opportunities are present that enable the retention of farmland (*FutureLV* Farming as a Business Special Section).

Municipalities, when considering ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jillian Seitz  
Senior Community Planner

cc: David Shulman, Lehigh Township Planning Commission Chair  
Lori Lambert, Planning and Zoning Secretary





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September XX, 2023

Ms. Alice A. Rehrig, Manager  
Lehigh Township  
1069 Municipal Road  
Walnutport, PA 18088

**Re: Zoning Ordinance Amendment – Communication Facilities  
Lehigh Township  
Northampton County**

Dear Ms. Rehrig:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee meeting and will consider it at the Full Commission meeting, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. The meetings are virtual. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The subject application proposes amendments to the Township Zoning Ordinance that correct errors and conflicting regulations regarding the permitted height of wireless communications facilities in the Agricultural/Rural Residential zoning district. Additional typographical errors are also corrected. Overall, the proposal does not alter the original intent of the ordinance regulations. While these amendments are a matter of local concern, the LVPC commends the Township for updating its ordinances, which improves clarity and usability and is a best practice in managing development (of *FutureLV: The Regional Plan* Policy 1.4).

Municipalities, when considering 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)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

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Jillian Seitz  
Senior Community Planner

cc: David Shulman, Lehigh Township Planning Commission Chair  
Lori Lambert, Planning and Zoning Secretary



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September XX, 2023

Ms. Alice A. Rehrig, Manager  
Lehigh Township  
1069 Municipal Road  
Walnutport, PA 18088

**Re: Zoning Ordinance Amendment – Medical Marijuana Facilities  
Lehigh Township  
Northampton County**

Dear Ms. Rehrig:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee meeting and will consider it at the Full Commission meeting, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. The meetings are virtual. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

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The subject application proposes to amend the Township’s Zoning Ordinance by removing medical marijuana facility uses from all zoning districts except for the Industrial (I) Zoning District, where with Medical Marijuana Grower/Processors and Medical Marijuana Dispensaries will remain a special exception use.

In 2016 the Pennsylvania General Assembly enacted Act 16, Pennsylvania Law 84, No. 16 known as the Pennsylvania Medical Marijuana Act. The law authorizes two types of facilities: Grower/Processors and Dispensaries. The Act also includes zoning requirements, stating that ‘A grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing and production facilities that are located in the same zoning district. A dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district’ (§2107 (1) and (2)). The LVPC strongly recommends ensuring that proposed amendments align with and do not infringe upon requirements of the Pennsylvania Medical Marijuana Act.

The LVPC encourages the Township to further consider appropriate areas or conditions to permit Medical Marijuana Dispensaries on a case-by-case basis. Limiting the availability of medical resources causes excessive burden in accessing the care patients require. Permitting

Medical Marijuana Dispensaries as a special exception or conditional use in more accessible areas supports the physical and mental health of the community while enabling the Township to assign reasonable safeguards as necessary (of Policies 5.3 and 5.4).

Municipalities, when considering ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Seitz".

Jillian Seitz  
Senior Community Planner

cc: David Shulman, Lehigh Township Planning Commission Chair  
Lori Lambert, Planning and Zoning Secretary



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KEVIN SCHMIDT  
Treasurer  
BECKY A. BRADLEY, AICP  
Executive Director

September XX, 2023

Mr. Marc S. Fisher, Solicitor  
Lynn Township  
7911 Kings Highway  
New Tripoli, PA 18066

**RE: Zoning Ordinance Amendment – Solar Energy Systems  
Lynn Township  
Lehigh County**

Dear Mr. Fisher:

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 are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
  - September 26, 2023 at 12:00 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - September 28, 2023 at 7:00 PM
  - <https://lvpc.org/meetings.html>

The subject application proposes amendments to the Township Zoning Ordinance pertaining to Principal and Accessory Solar Energy Systems, including the addition of several definitions and regulations. Accessory Solar Energy Systems (ASES) are proposed to be included as a permitted use in all zoning districts, and related regulations are included that require compliance with industry standards, a process for zoning permits, and consideration for the impact of glare and decommissioning when the use of solar equipment is discontinued. Principal Solar Energy Systems (PSES) are proposed as a special exception use in the Agricultural Preservation (AP) and General Commercial/General Industrial (GC/GI) Zoning Districts. Many of the same regulations for ASES are included for PSES, with greater scrutiny in the zoning permitting process by requiring a site plan.

The Township’s proposed solar energy systems ordinance is comprehensive and thoughtful, and aligns with several objectives of *FutureLV: The Regional Plan*:

- Allowing both principal and accessory solar energy systems supports renewable energy and diversification of sources which reduce climate change impacts (of *FutureLV* Policy 3.4).

- Allowing PSES as a special exception enables proposal review on a case-by-case basis with consideration for the goals of the zoning ordinance and reasonable safeguards may be assigned.
- The included requirements for both ASES and PSES further minimize impacts these uses may have on residents (of Policy 3.2). The LVPC commends the requirement that site plans submitted for zoning permit approval shall be provided to the Fire Chief for review and comment, which enhances planning and emergency response efforts among emergency management personnel (of Policy 5.1).
- Allowing PSES as a special exception in agricultural areas provides farmers with economic opportunities that support their larger agricultural operations (of Policy 4.4).

Additionally, the Northern Lehigh Multi-municipal Comprehensive Plan identifies the potential for large solar farms to substantially change the landscape, agricultural economy, scenic, historic and environmental resources, and that alternative energy at the right location and scale could be a benefit. The Township's proposed ordinance amendment aligns with the Plan's recommendation to 'Revise zoning to designate specific areas for alternative energy development that supports energy diversification while minimizing any negative impacts of utility-scale solar' (*Plan Northern Lehigh* Policy 6.6, Action 8).

Municipalities, when considering 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)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied appropriate representatives from the Northern Lehigh Multi-Municipal Plan to further 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jillian Seitz  
Senior Community Planner

CC: Tammy White, Lynn Township Supervisor; Janice Meyers, Heidelberg Township Administrator; Jill Seymour, Lowhill Township Secretary; Brian Carl, Weisenberg Township Manager; Daniel Stevens, Slatington Borough Manager; Wade Marlatt, Washington Township Manager



STEVEN GLICKMAN  
Chair

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Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

September XX, 2023

Louise Firestone, Manager  
Wind Gap Borough  
545 East West Street  
Wind Gap, PA 18091

**RE: Zoning Ordinance Amendment – Signs  
Borough of Wind Gap  
Northampton County**

Dear Ms. Firestone:

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 are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
  - September 26, 2023 at 12:00 PM
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The subject application proposes to amend the Borough of Wind Gap Zoning Ordinance Article 6: Signs in its entirety and Article 802.A.4 regarding the time frame around issuing or refusing a zoning permit application. The LVPC commends the Borough for updating its ordinances, which demonstrates ‘evolution and adaptability of government’ (*FutureLV: The Regional Plan Policy 1.1*) and offers the following additional comments for consideration:

The modification of language in Article 802.A.4 from 15 days to 15 business days for Zoning Permit Applications helps add clarification and detail to the Zoning Ordinance, improving its usability. The proposed updates in Article 6: Signs further establish what signs are allowable and restricted within Wind Gap Borough and will ‘enhance the long-term viability of assets’ (*FutureLV: The Regional Plan Policy 1.3*).

The LVPC recommends personal expression signs to be included in this rewrite of Article 6. Subsection 612: Signs in Residential Districts, should specify the sign type and dimensions while being careful that the regulations are content-neutral to give equal opportunity to commercial and non-commercial speech. The addition of the detailed regulations for electronic and digital signs in Article 6 supports ‘the expansion of technology’ (*FutureLV: The Regional Plan Policy 2.5*) and ‘adaptability of government’ (*FutureLV: The Regional Plan Policy 1.1*) by planning for emerging and increasingly used technologies.



Municipalities, when considering 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)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied representatives of the Slate Belt Multi-Municipal Comprehensive Plan to further 'coordinate land use decisions across municipal boundaries' (Policy 1.4). If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,



Jillian Seitz  
Senior Community Planner



Joseph Dotta  
Regional Planner

CC: Mary Ellen DeFranco, Bangor Borough Mayor; Bonnie Due, East Bangor Borough Secretary; Jennifer Smethers, Lower Mount Bethel Township Manager; Robin Zmoda, Pen Argyl Borough Manager; Jeff Bartlett, Plainfield Township Manager; Stephanie Steele, Portland Borough Council President; Kay Bucci, Portland Borough Council Vice President; Heather Fisher, Portland Borough Mayor; Cathy Martino, Roseto Borough Manager; Ed Nelson, Upper Mount Bethel Township Manager; Katie Purdue, Washington Township Secretary; Charles Dertinger, Washington Township Planning Commission Chair