



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, September 24th, 2024, 12:00 noon
AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2024> OR VIA PHONE 610-477-5793 Conf ID: 928 251 831#.

Roll Call

Courtesy of the Floor

Committee Business:

1. *ACTION ITEM:* City of Allentown – Land Use of Regional Significance – Executive Education Academy Charter School Field House Addition (JS)
2. *ACTION ITEM:* Lowhill Township – Land Use of Regional Significance – Kernsville Road Industrial (JD)
3. *ACTION ITEM:* Weisenberg Township – Comprehensive Zoning Ordinance and Map Update (JS)
4. *ACTION ITEM:* Weisenberg Township – Official Map (JD)

Next Comprehensive Planning Committee Meeting:
October 22, 2024 at 12:00 pm



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BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

September 13, 2024

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

**Re: Executive Education Academy Charter School Field House Storage Addition –
Land Use of Regional Significance
City of Allentown
Lehigh County**

Dear Ms. Gomez:

The subject application is considered a Land Use of Regional Significance, as ‘All’ Education Facilities are considered land uses of regional significance in *FutureLV: The Regional Plan* (page 147). The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, under the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Meeting information is available below:

- LVPC Comprehensive Planning Committee Meeting:
 - September 24, 2024, at 12:00PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting:
 - September 26, 2024, at 7:00PM
 - <https://lvpc.org/lvpc-meetings>

The application proposes to construct a 982-square-foot storage building addition to the existing school building field house, as well as sidewalk and a concrete cross-over. The building addition will be used to store gym equipment for the field house. The site is located at 555 Union Boulevard (parcel number 640757990536) in an area zoned Innovation and Workforce Development Zoning District (B/IWD) according to the City’s Zoning Map.

Expanding on the existing school supports a core strategy of *FutureLV: The Regional Plan* to increase density within urban areas using infill development (Density Special Section, page 71). Additionally, the area contains existing multimodal infrastructure, and the site is served directly by the Lehigh and Northampton Transportation Authority (LANTA) with bus stops at the intersection of Union Boulevard and Home Run Lane. The proposal serves to ‘expand access to education and job training’ (of Policy 4.1) and invests in schools located in centers and along corridors (of Policy 4.3).

The LVPC recommends that educational institutions incorporate environmentally sensitive building and landscape design, such as green roofs or solar panels. This would increase the

cost-effectiveness of building operation and further academic endeavors related to these technologies, while enhancing the campus setting, demonstrating environmental leadership within the region, and 'reducing climate change impacts through mitigation and adaption' (of Policy 3.4).

The project site is located within the Catasauqua 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 I§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.

Please feel free to reach out if there are any questions about this review.

Sincerely,



Jillian Seitz
Chief Community Planner

cc: Executive Education Academy Charter School, Applicant; Keystone Consulting Engineers, Inc, Project Engineer/Surveyor; David Petrik, City of Allentown Deputy Director of Public Works; Jesse Sadiua, City of Allentown Chief Planner; Brandon Jones, City of Allentown Planner



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BECKY A. BRADLEY, AICP
Executive Director

September XX, 2024

Ms. Jill Seymour, Secretary
Lowhill Township
7000 Herber Road
New Tripoli, Pennsylvania 18066

**RE: Kernsville Road Industrial – Land Use of Regional Significance
Lowhill Township
Lehigh County**

Dear Ms. Seymour:

The Lehigh Valley Planning Commission (LVPC) considered the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings were held on:

- LVPC Comprehensive Planning Committee Meeting
 - September 24, 2024, at 12:00 PM
- LVPC Full Commission Meeting
 - September 26, 2024, at 7:00 PM

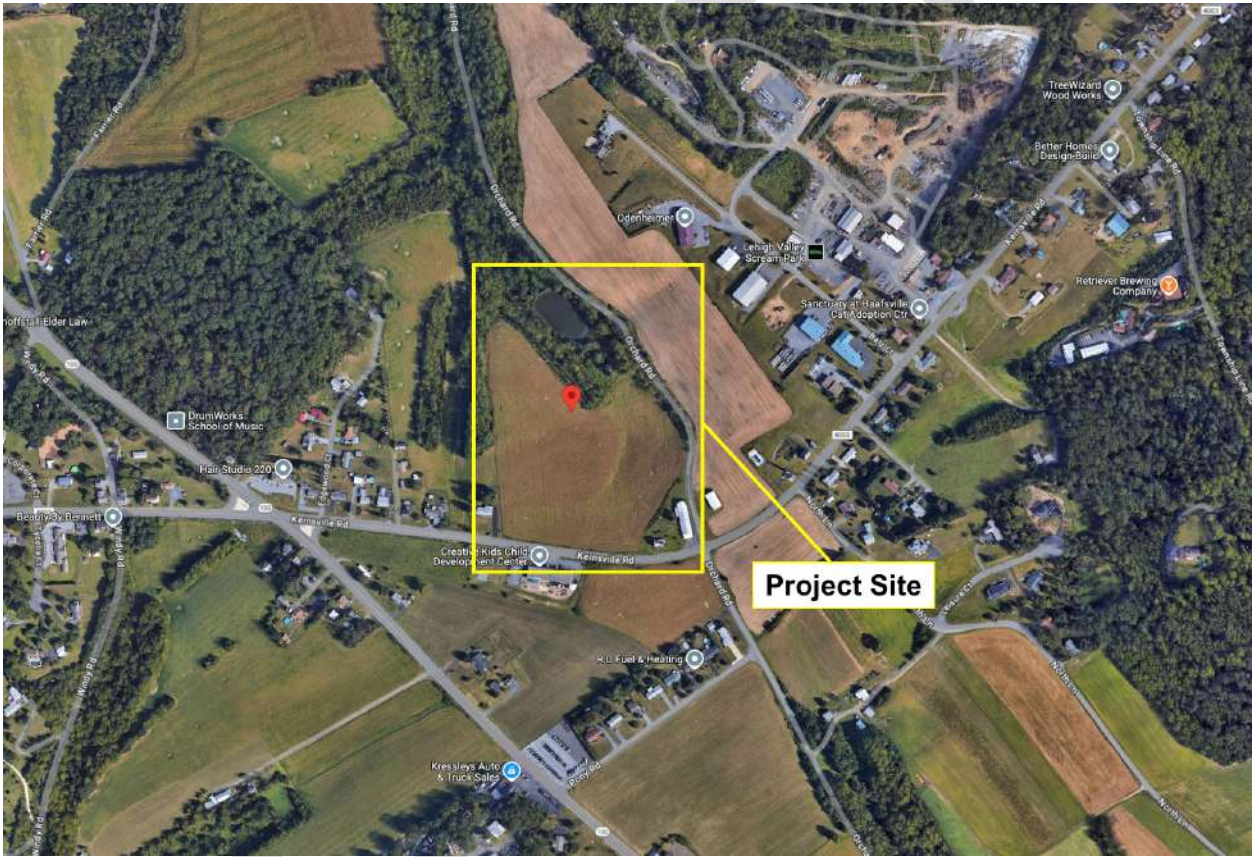
The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Warehouse, Logistics and Storage Facility category. The project proposes to construct a 100,569 square-foot warehouse, including a potential 3,400-square-foot office with associated drives and parking areas at 7503 Kernsville Road (parcel numbers 545714601391 and 545713255797). A lot consolidation is also proposed to combine the parcels into a 22.21-acre lot. The property is located on the northwest intersection of Kernsville Road (State Route 4003) and Orchard Road in Lowhill Township.

Background

The project site was previously reviewed by the LVPC in June 2023. The 2023 proposal was for a 190,960 square-foot warehouse/distribution center . The current proposal reduces the original building square footage by 47%, condensing development towards the southwestern-most corner of the lot. According to the Lowhill Township Official Zoning Map, the project parcel is zoned for Rural Village (RV). There are

currently two dwellings and a masonry building on the project site that are proposed to be demolished. All accompanying utilities and driveways are expected to be removed in their entirety.

The site proposed for development is currently undeveloped agricultural land. The area around the project site is identified as a Neighborhood Center in *Plan Northern Lehigh* (Route 100 and Kernsville Road), where a range of small-scale establishments serving the community are clustered. Surrounding land uses include residential dwellings to the west and east, a day care center to the south, and small commercial businesses to the northeast. The general area is exurban/rural in nature with limited existing development, roadway and utility infrastructure.



Site Suitability

The subject property is located within an area identified in *FutureLV: The Regional Plan* for Farmland Preservation and Preservation Buffer. Areas within the Preservation Buffer are recommended to remain agriculture, and while there may be factors available to accommodate contextually-appropriate development, additional scrutiny is warranted in determining the appropriateness of growth.

The undeveloped site contains High and Medium Priority Natural Resource Conservation features that would be significantly impacted by the scale of the proposed development, including steep slopes, hydrography, riparian buffers and woodlands.

The scale of the proposed development, over 100,000 square-feet and 45 feet in height, greatly surpasses the scale of surrounding developments. The largest buildings nearby are less than 20,000 square feet, and a building of the proposed scale would disrupt the character of the Neighborhood Center.

Additionally, the proposal is located adjacent to land uses that are incompatible with the current proposal. This includes residential neighborhoods and a daycare across Kernsville Road. Industrial operations generated by a 100,000-square-foot facility would also be at a much higher intensity than the surrounding small commercial operations.

Design limitations of the adjacent and nearby roadway network poses a severe challenge to the successful logistical operations of the facility. Public sewer and water utility systems are also not available in the vicinity, and overall, the site is not served by adequate infrastructure to accommodate the proposal.

While the Township recently updated the *Northern Lehigh Multimunicipal Comprehensive Plan* with Weisenberg, Lynn, Heidelberg, and Washington (Lehigh County) Townships and Slatington Borough and is very close to completing the update of it's zoning code and official map this proposal was submitted to the Township prior to changes. The new plan and anticipated zoning code and official map updates should address incompatible proposals, like this, however, at this time the current codes stand.

As previously noted, due to incompatibility with the context of the area and neighboring land uses, lack of transportation and utility infrastructure, and environmental concerns, the development as proposed is found to be inconsistent with the goals and policies outlined in *FutureLV: The Regional Plan*. Neighborhood Centers in rural areas are intended to accommodate small-scale development providing direct services and benefits to the surrounding community. The LVPC's comments are intended to support development of the site that is contextually sensitive and 'matches development intensity with sustainable infrastructure capacity' (of Policies 1.1 and 5.4).

Transportation

The development was resubmitted to the LVPC without an updated Transportation Impact Study (TIS). As freight centric facilities are proposed it is essential that the LVPC have the most current proposed impacts to the transportation network. It is strongly recommended that the developer update the previously submitted TIS with the current proposed size of the facility and impacts to the transportation network and any

improvements recommended thereof. The previously submitted TIS was submitted in April of 2022 and review with recommendations in May of 2022.

As the frontage of the project is on a Pennsylvania Department of Transportation (PennDOT) controlled road, "Kernsville Road" it is also the LVPC's role as the support staff for the Lehigh Valley Transportation Study (LVTS) to monitor the growth of traffic and other modes of transportation impacts that are proposed. Having an updated TIS will accomplish the need for the LVPC and LVTS to be aware and evaluate the entirety of the transportation network in the vicinity.

The intersection of Kernsville Road and Orchard Road does not appear to have any improvements proposed on the submitted plan set. The operation of this intersection at the corner of the proposed development should be clarified by the developer in coordination with PennDOT and the municipality. Improvements will be needed in this location in order for the safe and efficient operation of the development and adjoining roads.

A revised TIS is essential to accurately account for traffic impacts resulting from the proposed development and additional developments proposed nearby (two other warehouses at Route 100 and Betz Court). Because a revised traffic study was not received, the LVPC utilized the Institute of Transportation Engineers Trip Generation Manual to calculate that the proposed warehouse will generate an average of 173 new trips per day, of which 61 would be truck trips.

The nearby intersection at Route 100 and Kernsville Road poses a severe transportation safety concern. Trucks traveling from the south to the site are most likely to follow GPS routing from Interstate 78 to Route 100, travel north for over 3 miles, and have to make a hairpin turn onto Kernsville Road.

The examples of roadway concerns listed above are aspects of development that can be identified for improvements by the developer in relation to the frontage of the property if an updated TIS is submitted. (Policies 2.2, 2.4 and 2.6)



GPS routing from the site towards destinations to the south would also likely direct trucks to make a hazardous hairpin left turn from Kernsville Road onto Route 100 towards the south.



Claussville Road and Orchard Road are not appropriate for truck travel and should not be considered alternate routes for truck traffic. Appropriate signage and communication to drivers should emphasize that truck traffic is prohibited on these roadways.

Kernsville Road connects with State Route 309 in North Whitehall Township approximately 3.9 miles east of the site. State Route 309 also serves as an arterial that connects to an Interstate 78 interchange. Lowhill Township should coordinate with North Whitehall Township in providing signage prohibiting truck traffic on Kernsville Road between Betz Court and Route 309 (of Policy 2.2 and Policy 2.4).

The project should provide onsite truck parking spaces with amenities which are essential for truck drivers to comply with state hours of operation federal requirements. Driver lounges should be planned for within the buildings as well. The applicant should provide electric hookup infrastructure for onsite truck parking spaces and in the passenger car parking areas. Overnight truck parking spaces should also include electrical hookup infrastructure to prevent the need for truck idling to power electrical devices (of Policy 2.5).

It is recommended that the project incorporate snow removal equipment onsite for the removal of snow and ice from the tops of trucks and trailers as required by Pennsylvania State Law. Truck drivers are required to remove snow and ice hazards but need the appropriate equipment in which to remove the hazard in a safe and efficient manner. Snow removal equipment is becoming more commonplace at freight centric facilities. Having this equipment helps ensure a safe transportation network free of snow and ice that may slide off the tops of trucks and trailers and cause disruptions on the roadway and to other vehicles and multimodal users (of Policy 1.4).

The Lehigh and Northampton Transportation Authority (LANTA) does not serve the site and has no immediate plans to extend service. The nearest LANTA fixed-route service is Route 309 at Kernsville Road in North Whitehall Township, approximately 3.9 miles east of the project site. Transit service is key to employment in the Lehigh Valley by playing a critical role in the ability for the workforce to travel to and from work. Transit also affects the marketability and occupancy associated with the development. Incorporating infrastructure that accommodates multiple modes of transportation is essential to the economic success of this development, and to remove barriers to employment (of Policy 4.3). It is imperative that the applicant and Township consider all economic implications this proposal poses to 'the infrastructure system, economy, tax base, environment and community' (of Policy 2.4).

These transportation impacts further emphasize the LVPC's finding that the resulting intensity from the scale of the proposed development greatly surpasses the capacity of the surrounding roadways to facilitate safe travel to and from the development.

Environment

The northern portion of the property contains steep slopes and wooded lands, as well as a riparian buffer identified on the plan. Policy 3.1 of *FutureLV: The Regional Plan* recommends the preservation of natural resources in the development process, as well as maximizing preservation of woodlands and critical habitats. The square footage of the building should be reduced to increase buffer distances and avoid encroachment on the existing natural features essential to local habitats and rural character (of Policy 3.2).

Landscape buffers are recommended to be included in the site plan along the frontage on Kernsville Road. Landscaping creates a more attractive development and can significantly reduce the visual impact of large-scale buildings on the community. It also minimizes impacts on the environment by offsetting the development's carbon footprint (Policy 3.2).

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 also helps to 'reduce climate change impacts' (Policy 3.4) by offsetting the air quality impacts generated by freight uses and tractor-trailer idling.

Storm Water

The project site is located within the Jordan 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 municipal ordinance requirements since these items are covered in the municipal reviews.

The LVPC has copied representatives of the *Northern Lehigh Multi-Municipal Comprehensive Plan* as well as other adjacent communities to coordinate land use decisions across municipal boundaries (of Policy 1.4). Please contact me if you have any questions.

Sincerely,



Joseph Dotta
Regional Planner



Jill Seitz
Chief Community and Regional Planner



Brian Hite
Transportation Planner

CC: Chris Noll, Lowhill Township Engineer; Adam Williams, BL Companies, Brian Reisinger, Core5 Industrial Partners; Dawn Didra, Heidelberg Township Manager; Wade Marlatt, Washington Township Manager; Brian Carl, Weisenberg Township Administrator; Jeralyn Schoch, Slatington Borough Mayor; Kal Sostarecz, Upper Macungie Township Planning Director; Randy Cope, North Whitehall Township Manager



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BECKY A. BRADLEY, AICP
Executive Director

September XX, 2024

Mr. Brian Carl, Manager
Weisenberg Township
2715 Seipstown Road
Fogelsville, PA 18051

**Re: Comprehensive Zoning Ordinance and Map Update
Weisenberg Township
Lehigh County**

Dear Mr. Carl:

The Lehigh Valley Planning Commission (LVPC) considered the draft ordinance at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings were held on:

- LVPC Comprehensive Planning Committee Meeting
 - September 24, 2024 at 12:00 PM
- LVPC Full Commission Meeting
 - September 26, 2024 at 7:00 PM

The application proposes a comprehensive update to the Township’s Zoning Ordinance following the recent adoption of the updated *Northern Lehigh Multi-Municipal Comprehensive Plan*. Weisenberg Township is one of six Northern Lehigh communities using a single consultant to simultaneously update their zoning ordinances in a coordinated effort, a strategic way to increase land use regulatory efficiency and ensure all land uses are provided for across the six municipalities. This approach fulfills a strategy of the Northern Lehigh Plan policy to ‘continue and expand collaboration between communities and infrastructure partners’ (*Plan NL* B.d|jcy

The Township’s proposed Ordinance, as specified in Section 500-3, is intended to promote and protect the health, safety and welfare of the community by providing for proper population density, safe transportation systems and provisions for community amenities and sanitation while preventing unfavorable conditions such as hazards. Related updates to the Township’s Zoning Map are also proposed.

The proposed Zoning Ordinance and Map align with numerous goals and policies of *FutureLV: The Regional Plan* as well as the *Northern Lehigh Multi-Municipal Comprehensive Plan*. The influence of these plans in the development of the code are apparent in the close correlation between the documents and serve to “coordinate land use decisions across municipal boundaries’ (of *FutureLV* Policy 1.4).

The following comments are provided to compliment and strengthen the Township's thorough reworking of its zoning ordinance:

Ordinance Administration

The provisions included in the proposed Ordinance align with the Pennsylvania Municipalities Planning Code (MPC), Article VI that grants powers to municipalities to enact, amend and repeal zoning ordinances to regulate the use of land and structures and to implement comprehensive plans (of *FutureLV* Policy 1.4).

The proposed table of permitted uses summarizes permitted land uses and regulations by zoning district, which increases the usability and ease of navigating the ordinance and is a best practice in regulating land uses (of *FutureLV* Policy 1.4).

Housing Attainability

The LVPC encourages the Township consider allowing flexible residential development types such as cluster developments or conservation subdivisions, which may use a variety of dwelling types or smaller lot sizes than would be permitted in the District in order to retain natural features or farmland on other areas of a parcel. Single Family Detached dwelling types are by nature the most land-consumptive dwelling type, and often lead to sprawling development patterns that may not achieve the Township's desired community character or resource preservation goals (of *FutureLV* Policy 4.5).

Additionally, the LVPC recommends the Township consider allowing a variety of housing types in the Rural Village Zoning District. 'Expanding crossroads villages is a good way to preserve rural character, farmland and open space while accommodating growth and preventing sprawl' (*FutureLV* Crossroads Village Concept).

When considering the scale and density of development, the LVPC strongly recommends the Township ensure that proper utility and emergency services infrastructure is available to promote safe and secure community design (of *FutureLV* Policy 5.1).

To better meet the needs of all current and future Township residents, the LVPC recommends providing separate definitions for "mobile home" and "manufactured home". For reference, the following definitions are provided by the Commonwealth of Pennsylvania:

- "Manufactured home." A manufactured home as defined in section 603(6) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (Public Law 93-383, 42 U.S.C. 5402(6)) or a structure designed and used exclusively for living quarters.
- "Mobile home." A structure manufactured before 1976, designed and used exclusively for living quarters or commercial purposes, but only incidentally operated on a highway.

Economy

The proposed ordinance includes definitions for agriculture-supportive land uses that leverage the Township's proximity to agricultural areas, create economic opportunities for farmers and support agriculture as essential to the regional economy (of *FutureLV* Policy 4.4). These provisions also support objectives of *Plan Northern Lehigh* which direct communities to 'encourage and promote farmers' markets and agri-manufacturers, selling local farm products in a coordinated regional value-added effort' and to strengthen the 'maker' and 'micro-manufacturing economy' (*Plan NL* Policy 1.4).

Freight Land Use Management

Warehouse is a permitted-by-right use within the General Industrial and General Commercial Zoning Districts. While these areas of the Township contain existing warehouse development, the LVPC strongly recommends allowing warehousing as a special exception or conditional use to maximize regulatory tools available to the Township as industry trends evolve. The proposed supplementary regulations for Warehouse/Wholesale Distributors (Section 500-78. AA) are comprehensive and ensure that proposals are developed to meet the best practices in operational needs of freight-based land uses while mitigating the impacts of development on the community (of *FutureLV* Policy 1.4 and 2.4).

Transportation

The LVPC recommends the Township revise the definition of “Commercial Vehicle” to align with the Commonwealth of Pennsylvania definition:

A motor vehicle designed or used to transport passengers or property that meets one of the following criteria:

- 1. If the vehicle has a gross vehicle weight rating of 26,001 or more pounds*
- 2. If the vehicle is designed to transport 16 or more passengers, including the driver*
- 3. If the vehicle is a school bus; OR,*
- 4. If the vehicle is transporting hazardous materials and is required to be placarded in accordance with PennDOT regulations*

Note; this term does not include antique or classic motor vehicle, an implement of husbandry, or any motor home or recreational trailer operated solely for personal use, or motorized construction equipment, including, but not limited to, motorscrapers, backhoes, motorgraders, compactors, excavators, tractors, trenchers , and bulldozers.

The LVPC recommends enhancing the definition of “clear sight triangle” (Article XII, Section 500-70) to follow the Pennsylvania Department of Transportation (PennDOT) Guidelines in coordination with American Association of State Highway and Transportation Officials (AASHTO) based on characteristic of the road and posted speed.

The LVPC recommends revising the parking and truck loading requirements (Article XII, Section 500-72) to provide separate definitions and regulations for electric vehicle charging spaces from other specialty vehicle parking regulations.

Environment

The LVPC encourages the Township to require management plans for logging and forestry as recommended in Policy 3.1 of the *Northern Lehigh Multi-Municipal Comprehensive Plan*. Additionally, the LVPC recommends the Township create and implement a riparian buffer ordinance (Plan NL Policy 3.2).

The LVPC recommends adding definitions for specific terms that are referenced throughout the ordinance, including high-water table area, invasive species, native species, stormwater, and watercourse. The LVPC recommends clarifying the intended difference between ‘high-water table area’ and ‘high-water table type soils’ (Section 500-57 D).

The proposed buffer yard regulations state that, “*In all buffer yards, the exterior width beyond the fence or planting screen shall be planted with grass seed, sod or ground cover, and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass.*” The LVPC recommends amending this sentence to eliminate reference to “tall grass”. This term may exclude the use of

native grasses, which may be taller than mown grass but can be attractive and provide co-benefits like stormwater management and wildlife habitat. Non-native or unkempt turf grass can still be prohibited with this language. The LVPC recommends including a cross reference to Chapter 201 (Brush, Grass and Weed Ordinance), which clarifies nuisance conditions and exemptions if area is within an Environmental Protection District.

Under the proposed plant materials and screen planting regulations, language should be edited to emphasize planting native trees and deep-rooted native vegetation and avoid introducing invasive or non-native species. References to use of vegetation throughout the ordinance should specify 'native' vegetation.

The LVPC encourages the Township to add language encouraging green parking lot design elements, such as landscaped islands, that could also function as stormwater management features (e.g. rain gardens or bioswales) consistent with low impact development practices recommended in the Township's Stormwater Management Ordinance (Appendix H of Article V Section 405). The Township's Stormwater Management Ordinance should be cross-referenced in any sections referring to the impacts of a proposed use as regulated by applicable laws and ordinances.

Ordinance Text Comments

Pages 24-28 are missing bottom margins, resulting in text being cut off, and should be revised before finalizing the draft for adoption. There are instances where content is cut off and sequences are disrupted throughout the document. It is recommended that the ordinance should ensure that all necessary text is included in a readable manner.

Zoning Map

The proposed zoning map aligns with identified growth and preservation areas of both the *FutureLV* General Land Use Plan and the *Northern Lehigh Multi-Municipal Comprehensive Plan*. Zoning Districts permitting more development are targeted to areas with existing infrastructure and development patterns while limiting development in rural areas (of *FutureLV* Policy 1.1).

Overall, the process by which Weisenberg Township and the five other Northern Lehigh Communities have negotiated land uses and coordinated the development of their zoning ordinances is a best practice to encouraging efficient development and land use management practices that are responsive to regional needs. Incorporating the comments included in this letter will further support the achievement of the Township's goals as outlined in the Northern Lehigh Multi-Municipal Comprehensive Plan. The LVPC continues to be available as a partner and resource to support the community achieving their goals.

Municipalities, when considering ordinances and official maps, 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 representatives of the Northern Lehigh 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,



Jill Seitz
Chief Community and Regional Planner



Joey Dotta
Regional Planner



Susan Myerov
Director of Environmental Planning



Brian Hite
Transportation Planner

cc: Tammy White, Lynn Township Supervisor; Janice Meyers, Heidelberg Township Administrator; Jill Seymour, Lowhill Township Secretary; Dan Stevens, Slatington Borough Manager; Wade Marlatt, Washington Township Manager; Carolyn Yagle, Environmental Planning & Design, Project Consultant

DRAFT



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Executive Director

September XX, 2024

Mr. Brian Carl, Manager
Weisenberg Township
2715 Seipstown Road
Fogelsville, PA 18051

**Re: Official Map
Weisenberg Township
Lehigh County**

Dear Mr. Carl:

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. Full Commission will be held in-person at LVPC offices, 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 24, 2024 at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - September 26, 2024 at 7:00 PM

The application proposes to establish the Weisenberg Township Official Map. Official Maps are implementation tools that support the community’s vision outlined in the comprehensive plan by identifying locations of existing and planned public lands and facilities such as transportation infrastructure, parks and trails, and open space. An official map expresses a municipality’s interest in acquiring lands for public purposes sometime in the future, and the creation of the map serves to notify the public of this interest. The LVPC encourages municipalities to adopt official maps as a way of fulfilling the intent of *FutureLV: The Regional Plan* to coordinate efficient development processes (Policy 1.4), and to provide an avenue for a municipality to promote its fiscal

health and sustainability (of Policy 4.6). The creation of an Official Map is also a key recommendation of the Northern Lehigh Multi-Municipal Comprehensive Plan (*Plan NL* Policy 2.3).

The Township's Draft Official Map identifies lands owned by the Township, County, Commonwealth and Federal, community amenities including places of worship and schools, and bodies of water, which serves to preserve recreational, cultural, historical and scenic assets (of *FutureLV* Policy 3.1, 4.2 and 5.4 and *Plan NL* Policies 3.4 and 4.1). The Draft Official Map also identifies multimodal connectivity for bike/walking lane/path, which strengthens sidewalk, bike route and trail infrastructure (of *FutureLV* Policy 5.3 and *Plan NL* Policies 2.3, 3.3 and 3.4).

The LVPC recommends the Township consider incorporating the following additional items to build upon the Draft Official Map:

- The LVPC recommends including symbology for a bike/walking lane/path along Bausch Road in the northernmost corner of the Township map. This roadway is identified as a conceptual land trail connecting throughout the Northern Lehigh area (*Plan NL* Parks, Recreation, Open Space and Scenic Plan).
- The LVPC recommends symbolizing public parks and recreation areas and differentiating these areas from other municipal-owned lands to support increasing access to public recreation and creating community spaces that promote physical and mental health (of *FutureLV* Policy 5.3 and *PlanNL* Policy 2.3).
- The LVPC encourages the Township to identify transportation improvement projects that can be submitted to the Lehigh Valley Transportation Study for inclusion in the Long-Range Transportation plan to support use of transportation funds to maximize available financial resources and support the fiscal health and sustainability of the Township (of *FutureLV* Policy 2.6 and 4.6 and *Plan NL* Policy 5.2).
- Identifying preserved farmland areas on the map can help 'maintain rural character and provide open space' (*FutureLV* Policy 3.3).

Incorporation of these features can support the Township further in achieving its desired community vision as identified in the Northern Lehigh Multi-Municipal Comprehensive Plan.

Municipalities, when considering ordinances and official maps, 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 Northern Lehigh 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,



Jill Seitz
Chief Community and Regional Planner



Joey Dotta
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cc: Tammy White, Lynn Township Supervisor; Janice Meyers, Heidelberg Township Administrator; Jill Seymour, Lowhill Township Secretary; Dan Stevens, Slatington Borough Manager; Brian Carl, Weisenberg Township Administrator; Carolyn Yagle, Environmental Planning & Design, Project Consultant

