

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: December 2016

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Draft Comprehensive Plan	Bethlehem Township	Update of 2004 Comprehensive Plan	Generally consistent and many concepts are strong; however, the structure of the plan makes it difficult to understand and is inaccessible for a general audience. Also, population and housing chapter does not address projected households that would not be accommodated by development at Madison Farms and St. Luke's East. Future land use plan does not clearly protect two riparian corridors: Monocacy and Nancy Run. Appendix material often seems important enough to appear in main text. Lastly, some of the required provisions listed in MPC Section 301(a) are missing: specifically, community facilities & utilities, plan interrelationships, and compatibility with contiguous municipalities.
2. Land Use Assumptions Report	Lehigh Township	Update of April 2008 LUAR: population and land development forecasts in preparation of updating impact fees and roadway sufficiency	Strong breadth of data; however, of all the information available upon which to build growth forecasts in the township, the report chooses the range 2005 through 2008, even though Section 504-a(c)(2)(ii) of the MPC stipulates that projections should be based on rates "during the prior five year period". Also, the maps and projected densities encourage the intensification of medium or higher density development along key arterial corridors (SR 145, 248, and 946) which is inconsistent with the County Comp Plan's goal of limiting strip commercial development along arterials. Lastly, many of the recommendations contradict the municipality's own future land use plan, which was last updated in 1999.
3. Pennsylvania Public Utilities Commission (PUC) Review	Allen Township (Northampton) and North Whitehall Township (Lehigh)	Reconstruct 4.5 mi of Transmission Line to Interconnect New Siegfried Substation (resubmission)	As in the May 2016 letter, proposal is inconsistent with County Comprehensive plan: new substation site rests primarily within Farmland Preservation, and transmission line extensions will contend with natural features (floodplains, very steep slopes).

4. Zoning Ordinance Amendments	Lower Macungie Township	Exempts existing/proposed uses and structures owned by the Township from zoning stipulations	Matter of local concern. Two caveats: public buildings should preferably be located in urban areas; public facilities in rural may allow for central/public water or sewer, depending on development density.
5. Zoning Map Amendments	East Allen Township	Three parcels on Beth-Bath Pike at Steuben & Jandl Blvd to Age Qualified Residential Community Overlay District (resubmission of previous rezoning, but with one addl parcel)	As in the November 2014 letter, proposal is inconsistent with the County Comp plan: encourages intensive residential development in an area labeled for farmland preservation. Also, much of the site is underlain with carbonate geology.
6. Zoning, SALDO and Stormwater Management Ordinance Amendments	Lower Macungie Township	Various: signage, setbacks, new definitions, infiltration practices	Generally matters of local concern: however, definition of “dwelling unit” uses “family” when “household” is more encompassing; also, amendments may prohibit the use of three common stormwater infiltration practices.