

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: March 2017

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Land Use of Regional Significance	City of Bethlehem	Majestic Bethlehem, Ph. 6-7 Bldgs	Subject application is consistent with the County Comprehensive Plan and supports LVPC's infill development and greenspace preservation goals. Concerns include encroachment on a 100 foot riparian buffer, the presence of surface depressions, and accessory freight and truck related issues and demands.
2. Comprehensive Plan Update	Allen Township	An update of Allen Township's Comprehensive Plan	The updated plan is generally consistent with the County Comprehensive Plan. Review comments address potential revisions in light of new population and employment projections, areas of conflict between the proposed Future Land Use Map and the County Comprehensive Plan, the Transportation Division's comments on the plan, and comments related to individual sections of the plan.
3. Zoning Ordinance Amendment	Upper Macungie Township	Property Rehabilitation Development - Establishes regulation for the redevelopment and revitalization of properties and areas within the Township	While the specific contents consist primarily of matters of local concern, the overriding intent of this new section is consistent with the LVPC's infill, redevelopment, and reuse goals.
4. Zoning Ordinance Amendment	Upper Macungie Township	Conditional Use Process, Warehouse or Wholesale Sales, Off-Street Parking and Loading – Adds new definitions, amends the Conditional use process, and proposes changes to off-street parking and loading requirements for trucks	New requirements for Special Exception Warehouse, Distribution or Wholesale Sale uses will provide more information in reviewing and approving projects. Off-street parking and loading requirements will help address growing trucking related needs.
5. Zoning Ordinance Amendment	Portland Borough	Medical Marijuana – Establishes a process and standards to allow for medical marijuana facilities	The proposed amendment is generally consistent with the County Comprehensive Plan. However, the designation of grower/processor as a Conditional Use may be construed as being more stringent than regulations for similar uses allowed either by right or through Special Exception
6. Zoning Ordinance Amendment	Forks Township	Medical Marijuana – Establishes a process and standards to allow for medical marijuana facilities	The proposed amendment is generally consistent with the County Comprehensive Plan. However, the locational restrictions on grower/processor uses may be construed as being more stringent than those

			governing similar uses within the same zoning district.
7. Zoning Ordinance Amendment	City of Bethlehem	Medical Marijuana – Establishes a process and standards to allow for medical marijuana facilities	The proposed amendment is generally consistent with the County Comprehensive Plan. However, the locational restrictions on grower/processor uses may be construed as being more stringent than those governing similar uses within the same zoning district.
8. Zoning Ordinance Amendment	Moore Township	Medical Marijuana – Establishes a process and standards to allow for medical marijuana facilities	The proposed amendment is generally consistent with the County Comprehensive Plan.
9. Zoning Ordinance Amendment	Hanover Township (NC)	Distilleries, Limited Distilleries, Wineries, and Limited Wineries – Revises a previously reviewed amendment to define six land uses, establish them as conditional uses in certain zoning districts, and add conditional use standards.	The amendment consists entirely of matters of local concern.
10. Zoning Ordinance Amendment	Slatington Borough	Junkyards – Amends the Borough’s regulations governing junkyard uses and determinations of nuisances	The proposed amendment constitutes a matter of local concern and does not conflict with the Lehigh County Subdivision and Land Development Ordinance governing Slatington Borough. The LVPC encourages the Borough to ensure that determinations of nuisances are legally supportable according to case law cited in the amendment.
11. Zoning Ordinance Amendment	Slatington Borough	Residency Requirements – Removes the residency requirement for the Zoning Office position	The amendment addresses a matter of local concern.
12. Zoning Ordinance Amendment	Heidelberg Township	Adds definitions, amends Special Exemption Uses, revises height restrictions and setbacks, and amends restrictions on agricultural and accessory structures	The amendment addresses matters of local concern.