

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: July 2017

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment	Hanover Township (Lehigh County)	Wireless Communications Facilities – Establishes uniform standards for the siting, design, permitting, use, and maintenance of Wireless Communications Facilities.	The amendment primarily addresses matters of local concern. However, the amendment does not address potential negative impacts of WCFs on historic buildings, structures and sites.
2. Zoning Ordinance Amendment	Lower Macungie 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 provision to deny or revoke a zoning permit if the applicant’s permit or license with the Department of Health is revoked, suspended or otherwise limited in any manner may be construed as being more stringent than those governing similar uses within the same zoning district.
3. Zoning Ordinance Amendment	Lower Macungie Township	Drive-Thru Service Establishments and Fast Food Restaurants	The amendment addresses matters of local concern.
4. Zoning Ordinance Amendment	Easton City	Wireless Communications Facilities	The amendment addresses matters of local concern. The municipality is commended for addressing potential negative impacts of WCFs on historic buildings, structures and sites.
5. Zoning Ordinance Amendment	Easton City	Residential Design Standards	The amendment addresses matters of local concern.
6. Zoning Map Amendment	Emmaus Borough	Official Zoning Map Amendment	The proposed zoning map change would result in roughly 1.6 acres of a 9.85 acre tract being rezoned from Conservation-Residential (C-R) to Medium Density Residential (R-M). Because the rezoned land is designated for rural development on the General Land Use Map and contains woodlands of medium conservation priority, the proposed development is inconsistent with the County Comprehensive Plan.
7. Zoning Map Amendment	Whitehall Township	Official Zoning Map Amendment	The proposed ordinance amends the official zoning map of Whitehall Township by rezoning a 7.48 acre parcel from Open Space Residential/Agricultural to Local Commercial. Due to the property’s location in

			an area designated as Natural Features on the General Land Use Map, the proposed zoning ordinance is inconsistent with the County Comprehensive Plan.
8. Zoning Ordinance Amendment	South Whitehall Township	Medical Marijuana, Solar Energy Systems and Minor Zoning Amendments	The submitted amendments includes one amendment establishing regulations for Medical Marijuana uses, four amendments to allow installation of solar panels on parking canopies, and twenty amendments addressing minor issues and errors that have turned up over the course of administering the Zoning Ordinance. The LVPC finds the amendments related to solar panels and minor issues and errors to be matters of local concern. The proposed amendment related to medical marijuana is consistent with the County Comprehensive Plan.