

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: October 2017

| PROJECT | MUNICIPALITY | BRIEF STATEMENT OF PURPOSE | LVPC COMMENT |
|---------------------------------------|--|---|---|
| 1. Public Utilities Commission Review | Lower Milford Township Upper Saucon Township Salisbury Township Lower Saucon Township | PPL Hosensack Quarry #1 and #2 Rebuild - Rebuild of approximately 14.6 miles of the Hosensack – Quarry #1 and #2 Transmission Lines | The subject application is consistent with the County Comprehensive Plan. While the trajectory of these rebuilt lines will cross what the County Comprehensive Plan identifies as natural features, the rebuilt lines will largely follow the existing rights-of-way are, with only a minor change in the alignment just west of Church Road and Alder Lane in Salisbury Township requiring additional rights-of-way. |
| 2. Zoning Ordinance Amendment | Upper Saucon Township | Age-Qualified Communities and Conservation Design Regulations – Eliminates Age-Qualified Communities regulations section and consolidates those regulations into an revised Conservation Design Regulations section | The proposed zoning amendment is generally consistent with the County Comprehensive Plan. However, the LVPC recommends that the maximum permitted residential densities within Conservation Design districts be increased to match those recommended by the Comprehensive Plan for areas designated for Urban Development. |
| 3. Zoning Ordinance Amendment | Forks Township | Apartments - Establishes a new EC-3 Employment Center/Apartment District and rezones two properties to that district | The proposed amendments is consistent with the County Comprehensive Plan. By expanding the area available within the municipality for multi-family residential uses, the proposed zoning ordinance helps to maximize the social and economic opportunities. |
| 4. Zoning Ordinance Amendment | Upper Mount Bethel Township | Multi-Family Residential – Removes public water and sewer requirements for multi-family housing | The proposed amendment is inconsistent with the County Comprehensive Plan in two respects: (1) The Comprehensive Plan recommends that multi-family housing be located exclusively in areas designated for Urban Development. The areas affected by this zoning ordinance amendment include land designated in the Comprehensive Plan for Rural Development, Farmland Preservation, and Natural Features; (2) The Comprehensive Plan strongly discourages higher density residential development in locations lacking the necessary water, sewer, and transportation infrastructure to support such development and where urban development intensities are inconsistent with established development patterns. The LVPC would |

| | | | |
|-------------------------------|---------------------|---|---|
| | | | prefer to see updates to multifamily housing regulations occur after the completion of an Act 537 Plan update, the Slate Belt multi-municipal plan, and the County Comprehensive Plan update. The LVPC recommends that the Township pursue a more targeted strategy such as a new zoning district or overlay zone applying only to those areas the municipality anticipates extending sewer service to in the foreseeable future. Should the Township decide to proceed with the currently proposed amendment, the LVPC recommends the inclusion of a sunset clause that reestablishes current water and sewer requirements if and when the Act 537 Plan is updated and public water and sewer service is expanded. |
| 5. Zoning Ordinance Amendment | Whitehall Township | Off-Street Parking and Loading - Modification of regulations related to access driveways, parking areas and driveway aprons | The proposed amendments are matters of local concern. |
| 6. Zoning Ordinance Amendment | Hellertown Borough | Minimum Parking Requirements - Modification of regulations related to parking | The proposed amendments are matters of local concern. |
| 7. Zoning Map Amendment | Lehigh Township | Residential Non-Conforming Uses/Accessory Structures - Elimination of special exception requirement for construction of an residential accessory structure in General Commercial, Industrial, Office/Business and Resort Commercial zones | The proposed amendments are matters of local concern. |
| 8. Zoning Ordinance Amendment | Easton City | Residential Design Standards - Reduces the minimum dwelling unit size from 650 square feet to 450 square feet | The proposed amendments are matters of local concern. |
| 9. Zoning Ordinance Amendment | Plainfield Township | Code Consolidation - No substantive amendments made to the existing zoning ordinance | The proposed consolidation addresses matters of local concern. |