

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: July 2018

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment	Upper Milford Township	Conservation/Open Space Development Option Overlay District – Replaces the existing Open Space Development Option with a Conservation/Open Space Development Option Overlay District (COSDO-OD) to achieve a variety of environmental, open space preservation, and development objectives	While the proposed amendment is generally consistent with the County Comprehensive Plan, the reduced minimum lot area is lower than the Comprehensive Plan’s recommended minimum lot size of 30,000 square feet for housing not related to agriculture in areas designated for Farmland Preservation. Despite this inconsistency, LVPC commends the township’s incorporation of conservation design practices into its zoning code.
2. Zoning Ordinance Amendment	Lower Nazareth Township	Commercial Communications Facilities – Establishes standards for the siting, design, permitting, use, and maintenance of various Commercial Communication Facilities (CCFs)	This amendment addresses a matter of local concern. The LVPC commends the ordinance’s consideration for historic resources, design standards, and zoning district context.
3. Zoning Ordinance Amendment	Lower Nazareth Township	Truck Terminal Regulations – Adds a requirement that truck terminals may alternatively be located within 100 feet of a municipal boundary line.	The amendment is inconsistent with the County Comprehensive Plan. The allowance could potentially have adverse impacts on bordering municipalities by encouraging industrial development along township borders, causing wear on those municipalities’ infrastructure. This provision may also inadvertently encourage development of industrial uses in areas that do not have the appropriate infrastructure to support the use.
4. Zoning Ordinance Amendment	Lower Nazareth Township	Short-Term Rentals – Establishes definitions and adds short-term rentals as a permitted by-right use in the Agricultural and Low-Medium Density Residential Districts	The amendment addresses a matter of local concern.
5. SALDO Amendment	Lehigh Township	Definition of Land Development – Expands the Township’s definition of “Land Development” to include changes in commercial or industrial use in any	The proposed expansion of the definition may allow for an overly broad or expansive reading of what constitutes land development. Additionally, by leaving the final determination

		zoning district, where in the opinion of the Township Zoning Officer, the proposed change in use has the potential to adversely affect the performance of site characteristics	of what constitutes a land development up to the Zoning Officer, the municipality may open itself up to challenges that interpretation of the definition is arbitrary or subjective. Finally, the proposed change could result in greater ambiguity as to what type of development should or should not be reviewed by LVPC pursuant to the requirements of the MPC. LVPC provided potential alternative approaches to address issues related to the current definition.
6. Zoning Ordinance Amendment	Macungie Borough	Home Occupation – Adds specifications for “Low-Impact Home Based Businesses” as well as “No-Impact Home Based Businesses”	The amendment addresses a matter of local concern.