



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING

Tuesday, January 21st, 2025, 12:00 noon

AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE
610-477-5793 Conf ID: 651 626 091#.

Roll Call

Courtesy of the Floor

1. Staff Introduction
 - a. Subham Kharel, PhD, Senior Data and Analytics Planner
 - b. Faria Urmey, AICP, CNU-A, LEED AP, Regional Plan Program Manager

Committee Business:

1. *ACTION ITEM*: Bethlehem Township – Zoning Map Amendment – Institutional Overlay Rezoning (JS)
2. *ACTION ITEM*: Whitehall Township – Zoning Ordinance Amendment – Temporary Sign Regulations (JD)
3. *ACTION ITEM*: Alburtis Borough – Zoning Ordinance and Map Amendment – Rezoning to Medium-Density Residential and Floodplain Development (JS)
4. *ACTION ITEM*: Hanover Township (LC) – Zoning Map Amendment – 1520 North Irving Street Rezoning (JD)
5. *INFORMATION ITEM*: Housing Supply and Attainability Strategy (JS/JD)

Next Comprehensive Planning Committee Meeting:

February 25th, 2025, at 12:00 pm



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January 15, 2025

Ms. Samantha Smith, Community Development Director
Bethlehem Township
4225 Easton Avenue
Bethlehem, PA 18020

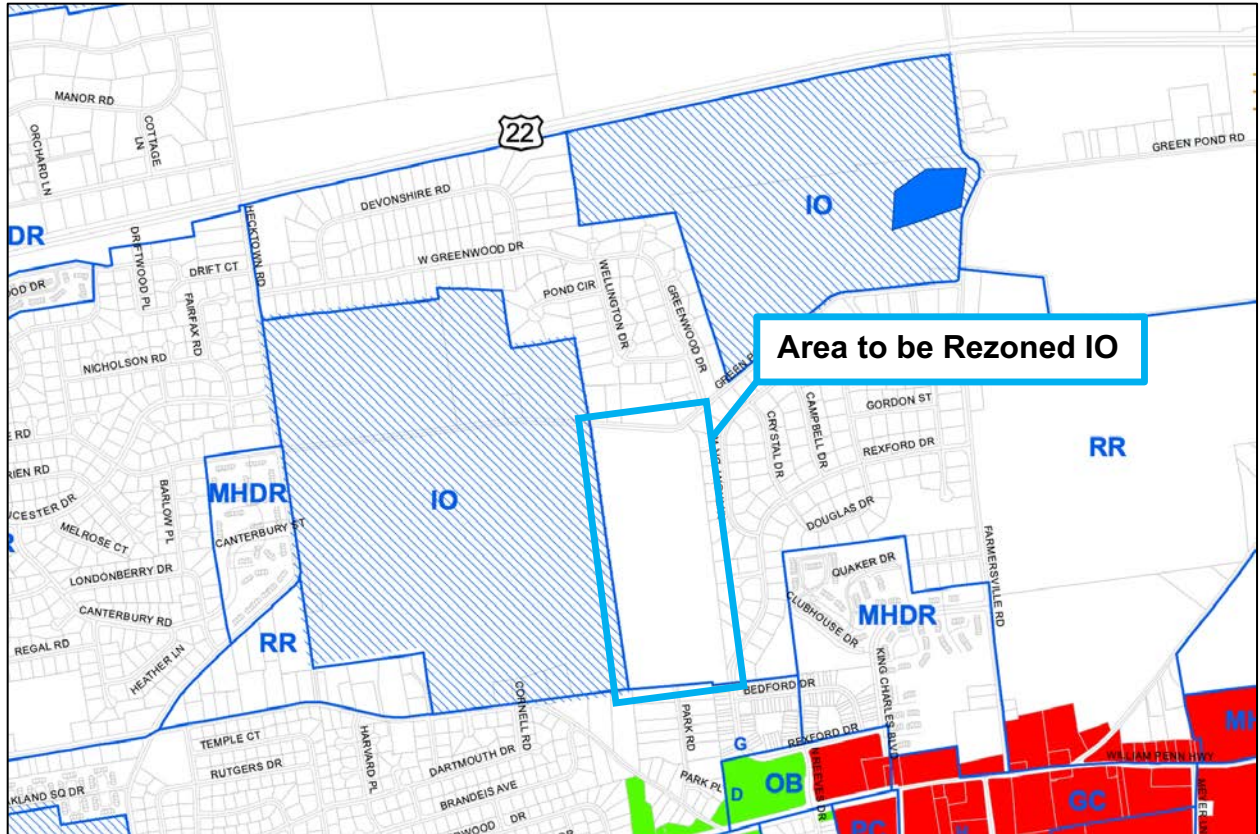
**Re: Green Pond Road – Zoning Map Amendment
Bethlehem Township
Northampton County**

Dear Ms. Smith:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
 - o January 21, 2025 at 12:00 PM
 - o <https://lvpc.org/lvpc-meetings>
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 - o January 23, 2025 at 7:00 PM
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The application proposes to amend the Township Zoning Map by applying the Institutional Overlay (IO) Zoning District to a 43-acre parcel located on Green Pond Road (parcel number M7 11 3). The site currently contains the Northampton Community College East 40 gardens and support buildings and is zoned Rural Residential (RR). Existing land uses in the vicinity include Northampton County Community College to the west and residential neighborhoods to the north and east. The Northampton County Community College properties to the west are already located within the Institutional Overlay District, and the proposal expands the overlay to the subject property.



Bethlehem Township Zoning Map

This proposal facilitates opportunities for Northampton County Community College to expand operations and aligns with *FutureLV: The Regional Plan* by expanding access to education and job training (of Policy 4.1).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please be sure to send any adopted ordinances to LVPC for our records.

Sincerely,

Jillian Seitz
Chief Community Planner

cc: Anthony Giovannini, Jr., Township Solicitor



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Executive Director

January XX, 2025

Lee Rackus, Bureau Chief Planning, Zoning and Development
Whitehall Township
3219 MacArthur Rd
Whitehall, PA 18052

**Re: Temporary Sign Regulations – Zoning Ordinance Amendment
Whitehall Township
Lehigh County**

Dear Mr. Rackus:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes to amend Article XIII, §27-148 and §27-160, regarding updated regulations of temporary signs and permitting requirements. New subsections are proposed in §27-151, and §27-162.1 and §27-162.2 are to be added.

The regulations provide more clarity to the ordinance and ‘promote context-specific design solutions’ (Policy 5.4) for the use and structure of temporary signs in the Township. While this minor proposal is not a matter of regional concern, the Township updating its zoning ordinance provisions is a best practice for local governments and aligns with *FutureLV: The Regional Plan* (of Policy 1.4).

Municipalities, when considering Zoning Ordinance Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Please feel free to reach out if you have any questions.

Sincerely,



Joseph Dotta
Regional Planner

DRAFT



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January XX, 2025

Mr. Stephen Nemeth, Manager
Alburtis Borough
260 Franklin Street
Alburtis, PA 18011

**Re: Light Industrial to Medium-Density Residential – Zoning Ordinance and Map Amendment
Alburtis Borough
Lehigh County**

Dear Mr. Nemeth:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes to amend the Borough Zoning Map by rezoning three parcels from Light Industrial-Office Research Zoning District (L-1) to Medium-Density Residential Zoning District (R-2). The parcels are located at 380 and 386 Church Street and 386 Scenic View Drive (parcel numbers 546386451494, 546386274914 and 546386427194). The application also proposes to amendments to the Borough Zoning Ordinance regulating development in or near floodplains.

Background

The lots proposed to be rezoned total 5.2 acres. The northernmost lot on the northwest side of Church Street contains Swabia Creek with forested riparian buffers. The lots on the southwest side of Church Street and south of Scenic View Drive are vacant and undeveloped. Land uses in the vicinity include existing residential neighborhoods to the east and west, and community recreational facilities are also to the southwest and northeast.



Google Aerial Imagery

The area proposed to be rezoned contains floodways/waterways directly along Swabia Creek and is within the 100-year and 500-year floodplains:



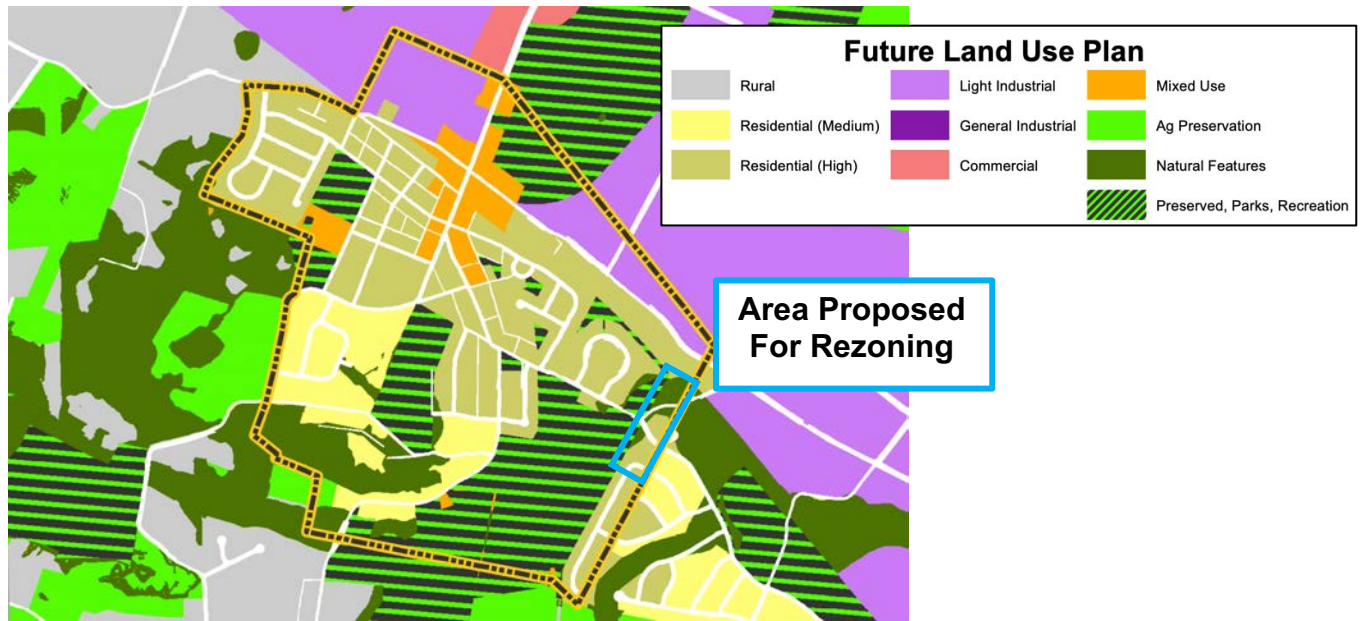
LVPC GIS Mapping and FEMA Flood Mapping

Municipalities should carefully evaluate land use regulations in proximity to waterways because areas may be prone to flood impacts beyond mapped lines. The Federal Emergency Management Agency (FEMA) Region 3 office, which includes the Lehigh Valley, acknowledges that ‘Over the past 25 years, heavy rain has been on the rise across the U.S. The biggest rise has been seen in the Northeast. In the decades to come, [sic] projections show the Northeast will continue to have more frequent and severe heavy rains, leading to higher flood risk.’ ([FEMA Instructions For Communities Mapping Rising Flood Risk](#)). The Borough should ensure that the proposed amendments to Section 21-1001 of the Zoning Ordinance do not conflict with other ordinance sections such as Article X, which regulates Floodplain and Environmental Protection Areas. Cross-referencing Article X in the proposed text amendments is a best practice to help applicants and ordinance users navigate the Borough's regulations (of *FutureLV* Policy 1.4).

Rezoning from Light Industrial to Medium-Density Residential

The Borough's rezoning proposes to change the lots from industrial zoning to residential. This is generally supported by the intent of *FutureLV: The Regional Plan* to match development intensity with sustainable locations. Industrial development is generally not suitable for areas prone to flooding because impervious surfaces and runoff can exacerbate impacts to the environment compared to lower-intensity uses. The area to be rezoned is also located adjacent to existing residential neighborhoods and community recreation areas. The road infrastructure to and from the parcels proposed for rezoning also, supports the scale and intensity of suburban residential uses and community parks facilities but, not that of most modern industrial uses (of *FutureLV* Policies 2.1, 2.2 and 2.4). Therefore, industrial development would be incompatible with adjacent existing land uses and would not encourage efficient development processes, minimize freight-based land use impact on residents, support the fiscal health of the Borough and community, or support community health (of *FutureLV* Policies 1.1, 1.4, 2.4, 4.6 and 5.3).

The Lehigh Valley is faced with a substantial housing shortage, and infill housing development supports furthering a regionwide effort to meet the region's housing needs (of *FutureLV* Policy 4.5). Approximately half of the area proposed to be rezoned is identified as Residential (High) in the *Southwestern Lehigh County Comprehensive Plan* Future Land Use Plan map, indicating that this area is better for residential land uses at higher densities than other areas identified in the Comprehensive Plan map based on existing uses and anticipated future land uses. The northernmost portion of the rezoning area is identified as Natural Features. Residential development on the site has the potential to align with *FutureLV*, if housing development is sited to avoid environmental hazards detrimental to public health and safety or that risk loss or damage to property (of *FutureLV* Policy 3.2). If this site is proposed for development in the future, specific considerations of each parcel will be considered for impact as part of the Borough's zoning and/or subdivision and land development process.



Plan Southwest Lehigh Future Land Use Plan

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

The LVPC has copied appropriate representatives from the Southwest Lehigh Multi-Municipal Plan to further expand collaboration on planning and development between neighboring communities (of Policy 4.6). If you have any questions, please do not hesitate to call.

Sincerely,

Jillian Seitz
Chief Community Planner

cc: Shane Pepe, Emmaus Borough Manager; Bruce Beitel, Lower Macungie Township Manager; Emily Fucci, Lower Milford Township Administrator; John Brown, Macungie Borough Manager; Ed Carter, Upper Milford Township Manager



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January XX, 2025

Ms. Melissa Wehr, Manager
Hanover Township
2202 Grove Road
Allentown, PA 18109

**Re: 1520 North Irving Street Rezoning – Zoning Map Amendment
Hanover Township
Lehigh County**

Dear Ms. Wehr:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

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The application proposes to rezone parcels at 1520 North Irving Street from Medium Residential (MR) and Planned Unit Development (PUD) to Planned Industrial Office (PIO) district. The following parcels are the ones to be rezoned:

- 710 Lloyd Street, parcel number 640871128466-1
- 730 Lloyd Street, parcel number 640871465589-1
- 740 Lloyd Street, parcel number 640871458369-1
- 750 Lloyd Street, parcel number 640871569232-1
- 760 Lloyd Street, parcel number 640871666464-1
- 770 Lloyd Street, parcel number 640871778159-1
- 1520 North Irving Street, parcel number 640871639863-1
- 1540 North Irving Street, parcel number 640871769078-1

It is the intent that the PIO district will be bound by Lloyd Street and North Irving Street to promote homogeneity and reduce spot zoning. While this minor proposal is not a matter of regional concern, the Township updating its zoning map provisions is a best practice for local governments and aligns with *FutureLV: The Regional Plan* (of Policy 1.4).

The proposal will rezone seven parcels that are existing single-family detached homes. Reducing the number of housing units in the Township can potentially result in long-term side effects and the LVPC encourages consideration of potential opportunities for residential development in other areas of the Township. Surrounding properties are primarily a variety of scales of industrial properties, residential properties to the north and the City of Allentown directly to the south of 1520 North Irving Street. This application notes an expected end-user that will be an industrial-supportive business.

Municipalities, when considering Zoning Map Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Dotta".

Joseph Dotta
Regional Planner