

# **The Multi-Municipal Comprehensive Plan for the SLATE BELT**

**August 3, 2022 – 7 PM, Steering Committee Meeting**

## **Steering Committee Attendees:**

Bangor:	Steve Reider, James Kresge
East Bangor:	Jason Huggan
Lower Mount Bethel:	Jen Smethers, Susan Disidore
Pen Argyl:	Janell Connolly
Plainfield:	Terry Kleintop
Portland:	Stephanie Steele
Roseto:	Carl Renna
Upper Mount Bethel:	David Friedman
Washington:	Justin Huratiak
Wind Gap:	

## **Members of the Public in Attendance:**

Judith Henckel – Upper Mount Bethel  
Charles Cole – Upper Mount Bethel  
Jane Mellert – Plainfield  
Heather Fischer – Portland  
Millie Beahn – Plainfield  
Don Moore – Plainfield

## **Planning Partners in Attendance:**

Becky Bradley – Lehigh Valley Planning Commission  
Dean Severson – Lehigh Valley Planning Commission  
Sue Rockwell – Lehigh Valley Planning Commission

## **Roll Call**

Ms. Rockwell called roll. All municipalities except for Wind Gap were in attendance.

## **Minutes from the May 4, 2022 Meeting**

Ms. Smethers asked for a motion to approve the minutes from the May 4, 2022 meeting. Mr. Huggan made the motion, and Mr. Kresge seconded the motion. The motion passed unanimously.

## **Old Business**

None

## **New Business**

### **1. Draft Plan Slate Belt Multi-Municipal Comprehensive Plan Discussion**

Mr. Severson briefly introduced the plan. Copies of the first draft of the plan were provided to attendees. He noted that recommendations from other municipal plans, such as the Pen Argyl Borough and Portland Borough revitalization plans, were incorporated into the implementation plan. He said we would like to start gathering input tonight and over the next month. We need to make sure the steering committee has no issues with the plan first before moving forward with

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public meetings. He asked if anyone had any comments on the draft plan at this point. Mr. Huggan asked if hyperlinks to other plans referenced in the draft plan could be added to the website version of the plan. Ms. Bradley said we would check with publication staff. Ms. Henckel asked if the plan maps would be updated over time since the plan is on the website. Ms. Bradley said no, this will be the plan. Ms. Smethers asked if the LVPC will be working with the municipalities on the zoning update. Mr. Severson said no. Ms. Bradley said, with the Nazareth Plan, three of the municipalities are hiring a consultant and the remainder will be doing it on their own. She noted that the ordinances would be more consistent if communities work together with one consultant. Mr. Kleintop asked if Northampton County could help with the cost. Ms. Bradley said we need to have that conversation with the County.

Mr. Cole said that the draft plan states on page 150 that the preference is for the municipalities to have a multi-municipal zoning ordinance. Ms. Bradley said that is not the intent of the plan to have joint zoning. We will clarify this in the plan. She noted that the zoning update should be done immediately after adoption of the multi-municipal comprehensive plan. Mr. Cole asked what happens if a municipality drops out after plan adoption. He asked if they are bound to stay in. Ms. Bradley said it depends on the intergovernmental agreement. The municipalities determine how it is written.

Mr. Cole said the categories in the Future Land Use Plan are not the same as what they would use for their zoning map. Ms. Bradley said the detail is in the Natural Resources Map, the Farmland Preservation Map. The Future Land Use Plan identifies Development areas to be connected to public sewer and water. Preservation Buffer areas are those where you might want to grow or not. Exurban areas are not for higher density development. Ms. Bradley said she would see if Gary Asteak could talk to the committee about this.

Mr. Kleintop asked about the need for other communities to accommodate a landfill. In Plainfield Township, the landfill will be out of capacity by 2028. He asked if they still need to plan for one somewhere else. Ms. Bradley said if you already have solid waste properties, municipalities don't have to accommodate any more, but they should remain in the zoning ordinance. She said the courts are clear. Municipalities don't have to provide for infinite uses.

Ms. Bradley recommended municipalities provide a list of major infrastructure improvements needed that could be reinforced in the plan. Mr. Severson asked the committee to let staff know if there is someone we should be talking to about this.

## **2. Northampton County Freight-Based Land Use Guide Discussion**

Mr. Severson said Northampton County is funding this project. Two roundtables were held. For the first, all local governments were invited, however, not all could attend. The second was a meeting with the experts, including PennDOT, PA Department of Environmental Protection, Truckdriver Association and others. The LVPC will be working on a model guide for municipalities to help with freight-based development. He noted that the guide will not be an ordinance. General background data for Northampton County was reviewed, including population and employment. A freight-based mapping tool was created by delineating seven categories of freight-generating uses, which were reviewed for each municipality. Over the next week, we will send out minutes of each of the roundtables, as well as a link to the mapping tool, to each municipality to help them identify where they have these uses zoned. The mapping tool is for local government comment only. We are looking for municipal comments to provide input on the guide.

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Ms. Smethers asked if the mapping tool used the Township's most recently adopted zoning ordinance. Mr. Severson said it probably does not. The next steps will be to hold another meeting with the municipalities next month. When the guide is completed, it will be sent to Northampton County for adoption and placement on their website. Ms. Bradley noted that the LVPC has a separate contract to prepare a guide for Lehigh County as well.

## **Next Steps**

Mr. Severson said the next step is to incorporate comments received from the steering committee and requested review of the plan by next month's meeting. Then each municipality has to hold a public meeting, however, it could be a joint meeting. Finally, public hearings would be scheduled, with adoption of the plan. Ms. Bradley said once the steering committee is satisfied with the plan, the LVPC will work with them to meet with the municipalities.

## **Courtesy of the Floor**

### **1. General Issues and Opportunities Discussion**

- Known Plan Activity in Slate Belt Communities

Ms. Rockwell reviewed the projects for May through July 2022.

### **2. Municipal Update**

This portion of the agenda provides an opportunity for each municipality to inform committee members on the activities occurring within their community. Updates included proposed/new developments within their communities, a new public works facility, storm drain replacement, pursuit of funding for pavilion replacement, and work on zoning overlays.

## **Adjourn**

Ms. Smethers called for a motion to adjourn the meeting. Mr. Kresge made a motion to adjourn. Mr. Renna seconded the motion. The meeting was adjourned.

## **Attachments**

- May 4, 2022 Steering Committee Minutes
- Slate Belt Communities' Activity Log (May-July 2022)

Minutes prepared and respectfully transmitted by the LVPC.