

**BOROUGH OF SLATINGTON
COUNCIL MEETING
MINUTES
1/15/24**

The minutes of the Special Meeting of Council which was held on **Monday, January 15, 2024**, at 5:00 PM, at the Council Room, 125 So. Walnut Street, First Floor, Slatington, PA 18080.

President: David Schnaars

Recording Secretary: Daniel Stevens, Borough Manager/Secretary

The meeting was called to order by President Schnaars at 5:00 PM following in attendance:

ROLL CALL:

PRESENT

David Schnaars

Walter Niedermeyer

Ryan Mayberry

Ronald Kratz

Jeffrey Hausman

Zachari Halkias-arrived at 6:15 PM

ABSENT

Kevin Steckel

Jeralyn Schoch

OTHERS PRESENT

Lisa Young-via phone

Daniel Stevens

VISITORS

David Lienhard

Becky Lienhard

Rita Grim

Bill Grim

Bryon Reed

NOTIFICATION:

President Schnaars announced that all public sessions of Borough Council are electronically recorded and such recordings are maintained as part of the meeting record until the minutes are transcribed and approved by the Board, at which time the recordings shall be erased.

PUBLIC PARTICIPATION (Agenda and Non-Agenda items) You will have three minutes to address Council from the podium. The three minutes applies to your time at the podium. If you exit the podium, you have yielded the floor, and any time you have remaining. **None**

6. Detailed discussion and possible actions concerning Northern Lehigh Comprehensive Plan Zoning amendments. Environmental Planning and Design (EPD) will lead discussion.

Carolyn Yagle introduced herself. She is with Environmental Planning and Design. Carolyn is a planner as well as a landscaper. She is also a member of the National Association of Parliamentarians. Carolyn would like to discuss a number of things as it relates to land use. EPD is engaged by the N.L. Comprehensive Plan Zoning initiative as the technical advisor. Manager Stevens stated that if a municipality doesn't participate in the Multi-Municipal Zoning effort, then they may be forced to take all allowed uses. Carolyn provided a map with the breakdown of what has been done in the Borough of Slatington. Carolyn stated there are 5 districts: suburban residential, town residential, town center, commercial, and industrial. The purpose of this zoning is to look at which areas could be developed. Carolyn clarified that each municipality will retain their own zoning ordinance, not a joint zoning ordinance. The Multi-Municipal Zoning Effort will let all the municipalities share the uses. There could be things in the future that change, i.e., someone wants to do something unanticipated in residential. With this in mind, the catch all is "all other residential uses". The comprehensive list has some items not desirable for Slatington. Carolyn reviewed the initial principal land use worksheet with the Council. A shared location is used by not only the host, but by another municipality, example, landfill, warehouses, etc. The Borough Zoning Ordinance will be the final decision for the use of sharing. Carolyn reviewed the list of possible uses for Slatington. Carolyn stated that there are certain types of uses that are for every municipality. An example of this use would be a home accountant, which would be a no impact business. A group home is something that needs to be considered in each municipality. Group care facility has the ability to be assigned differently. If they come in to build a group care facility, that would be categorized as an existing non-conforming use. Slatington does not have

much land to develop. Councilor Kratz asked about utilizing an empty building with a business. President Schnaars asked about a microbrewery or pub. Attorney Young stated that the state is not quite sure how they want to differentiate. There have been schools of thought considering gallons of production, more so than square footage. Do they have solely retail at that location, or whether they are partnering with the state and have goods available through stores that are currently run by the state. Carolyn detailed the differences between specific uses and regulations. The plan is to have the application done by June. Carolyn stated that 3 council members could function as a planning agency. Attorney Young pointed out that Section 9 is incorrect. Slatington Borough does want to maintain the Zoning Hearing Board and would like this amended.

7. UNFINISHED BUSINESS: None

8. INFORMATION ITEMS: None

9. NEW BUSINESS: None

10. COURTESY OF THE FLOOR – (Agenda Items Only – You will have two (2) minutes to address Council from the podium on Agenda Items Only.)

11. EXECUTIVE SESSION

Announcement of items discussed in executive session (if necessary)

12. MOTION TO ADJOURN

Being no further business, Councilor Kratz, made the motion, duly seconded by Councilor Hausman, to adjourn the meeting. President Schnaars declared the motion passed following a Voice Vote, All in Favor.

President Schnaars declared the meeting adjourned at 6:31 PM.

Daniel L. Stevens
Borough Secretary