

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

FEBRUARY 19, 2025

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice Chairman
John Eby, Secretary
Salvatore Marone, Treasurer
Mark O'Shea

TOWNSHIP PERSONNEL

Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Max Stoner, Chairman, called the meeting of the Lower Allen Township Development Authority to order at 6:07pm. Proof of publication is available.

APPROVAL OF MINUTES OF JANUARY 20, 2025

Mr. **EBY** made a motion to approve the minutes of January 20, 2025. Mr. **O'SHEA** seconded the motion. Motion carried, 5-0.

SOLICITOR'S REPORT

Solicitor Miner stated he had no report.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT

- Status of development projects in the Township
 - Director Sweeney referred to the Development Status Report in the Board's packet and reviewed the following:
 - a) Allen Middle School is coming very soon; an April submission probably with some building additions, parking revisions and a parking expansion.
 - b) Sheetz is a very hot topic right now. This is going where the Batteries and Bulbs store is located. They just received a recommendation for approval at the Planning Commission last night and will move on to the Board on Monday night seeking a conditional approval.
 - c) As well as Nailor Drive also received a recommendation for approval which is the small nine (9) townhouse units.
 - d) At our last meeting, Arcona Phase 9 was conditionally approved which is fifteen (15) single family detached dwelling units.
 - e) Discussion ensued on the Merritts Properties plan to correct the existing code violations for 1413 Arcona Road. Director Sweeney explained this does go before the Zoning Hearing Board tomorrow evening.
 - f) Mr. Eby also discussed the Kindt Properties plan. Director Sweeney explained Mr. Kindt did receive a variance and he is moving forward with the land development plan and that is likely to come before the Planning Commission next month.
 - g) Director Sweeney also added that for future, Wawa will be asking for a special exception for parking just like Sheetz does and they most likely will get that special exception. It will be located at 920 Century Drive.
 - h) Director Sweeney explained to the Board they will be having their first meeting on Wednesday since they have been working on the Zoning ordinance since December. So, he will have his first update. Hopefully at the March 10th Board of Commissioners meeting they will get authorization to develop a committee and start taking this one step at a time and see how it

shakes out. He explained he would like to have at least one representative from each Board/Commission that we have and he would take one or two from the Development Authority if anyone would be willing. Discussion ensued.

- i) There was another brief discussion on Sheetz concerning the development located behind the Batteries & Bulbs which is Spring Lake. Before the Planning Commission would hear the plan, Sheetz had to meet with the residents; they met with the residents twice and then went before the Planning Commission last night; the residents think patrons of Sheetz are going to come out Lebanon, turn right and go out thru their development instead of turning left and going to Gettysburg Road. In order to alleviate that, Sheetz has proposed to make the entrance a “right in” and “left out” only so they are off-setting the entrance by approximately 50 feet with a standing curb to make sure that people can’t turn left or go straight across. Sheetz is doing multiple things that have been asked of them by the residents.
- Lower Allen Commons NPDES Permit update:
 - Director Sweeney explained that things moved very quickly with Penn Dot. They responded very quickly and got an agreement to us as far as the stormwater facility. This was the first step, as he had explained to the Board prior. This agreement is between Penn Dot and the Township. We had Solicitor Miner review the agreement, then took it before the Board of Commissioners who unanimously approved it and authorized signing it and Director Sweeney got it back to Penn Dot. So the first step is completed and hopefully soon they can follow through with the final steps and get the permit transferred. Director Sweeney stated he has not heard anything from Mountz Jewelers as far as starting construction.
- Discussion ensued concerning the Statements of Financial Interest that are needed from each member of the Board by May 1st. Director Sweeney will make sure he will send an email to each on the Board with a link to the PDF; please return it to him and he will make sure it gets to Nate Sterling, the Township Secretary.

PUBLIC COMMENT – THERE WAS NONE

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, March 17, 2025 at 6:00pm. Director Sweeney informed the Board he will keep in touch in case the decision can be made to cancel this meeting. Mr. Eby mentioned some time if they did have a slack month, they can once again revisit accessing priorities/properties around the Township. There was another brief discussion concerning the property of PepsiCo and Dairy Farmers tract across from Gettysburg Road. Director Sweeney explained they have not heard anything back about this. Discussion ensued.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:38pm.