

**Lower Allen Township****PLANNING COMMISSION****AGENDA****February 21, 2023 7:00PM****1. CALL TO ORDER AND PROOF OF PUBLICATION****2. REORGANIZATION OF THE PLANNING COMMISSION**

- A. Election of Chairperson
- B. Election of Vice-Chairperson
- C. Election of Secretary

**3. APPROVAL OF MINUTES**

- A. Approval of minutes from the December 20, 2022 regular meeting

**4. OLD BUSINESS****A. SLD 2022-11 Springlake Apartments**

Purpose: Convert office space into two apartment buildings for a total of 24 units

Waivers: Section 192-30. A.: Submission of a Preliminary Plan

Section 193-57.C.8 Install curbs to Township specification along the lot frontage of Orchard/ Carlisle Rd.

Section 192-57.C. Deferral of sidewalk to a later date

Section 192-57C.13.c1 Widen abutting streets to meet Township standards

- 1. Applicant Presentation
- 2. Township & County Comments
- 3. Commissioner Members Questions and Comments
- 4. Public Comments
- 5. Action: Recommendation of the proposed plan

**B. SLD 2022-10 Kindt Properties**

Purpose: Combine six lots into one consolidated lot, construct an addition to 1111 Primrose, construct a new garage, and account for all non-conformities on the consolidated lot.

Waivers: Section 192-57 C (9) Provide sidewalk along adjacent streets

Section 192-57 C (8) Provide curb along adjacent local streets

Section 192-57C(1) Provide road widening along adjacent local street

Section 192-57D(1) Provide Traffic Impact Study

Section 192-58C Provide street trees

Section 192-61 Provide utility connections for buildings.

- 1. Applicant Presentation
- 2. Township & County Comments
- 3. Commissioner Members Questions and Comments
- 4. Public Comments
- 5. Action: Recommendation of the proposed plan

**5. NEW BUSINESS****A. SLD-2023-01 Cedar Run Business Park**

Purpose: Combine 5 lots into one and construct two multi-tenant flex space buildings.

Waivers: (Applicant did not supply a requested list)

- 1. Applicant Presentation

2. Township Staff Comments
3. County Comments
4. Commissioner Members Questions and Comments
5. Public Comments
6. Action: Recommendation on the proposed plan

## **6. OTHER BUSINESS**

### **A. March Submissions**

1. Due Date 2/21/2023
2. Possible LD for Interstate Towing
3. Possible LD for Storage Sheds

## **7. NEXT MEETING: March 21, 2023**

## **8. ADJOURN**