

MINUTES**PLANNING COMMISSION****LOWER ALLEN TOWNSHIP****REGULAR MEETING****FEBRUARY 21, 2023****The following were in ATTENDANCE:****BOARD MEMBERS****TOWNSHIP PERSONNEL**

Brett McCreary, Chair

Erin Trone, Assistant Manager

Brian Wickenheiser, Vice-Chair

Michael Knouse, P.E. Township Engineer

Samuel Bashore

David Clovsky

OTHER

Michael Washburn

Commissioner Dean Villone

CALL TO ORDER AND PROOF OF PUBLICATION

Recording Secretary, Renee' Greenawalt called the February 21, 2023 Regular Meeting of the Lower Allen Township Planning Commission to order at 7:00 pm. She announced that proof of publication was available for review.

REORGANIZATION OF THE PLANNING COMMISSION

Mr. **BASHORE** motioned to nominate Mr. McCreary as Chair of the Planning Commission. Mr. **WASHBURN** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to nominate Mr. Wickenheiser as Vice-Chair. Mr. **BAESHORE** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to nominate Mr. BAESHORE as Secretary. Mr. **CLOVSKY** seconded. The motion carried 5-0.

APPROVAL OF MEETING MINUTES

Mr. **WASHBURN** moved to approve the minutes, from the December 20, 2022, Regular Meeting.

Mr. **BAESHORE** seconded. The motion carried 5-0.

OLD BUSINESS**SLD 2022-11 Spring Lake Apartments**

Ms. Trone introduced the item, noting the plan had been tabled by the Planning Commission when they last met, and reminded everyone that the purpose of the plan was to redevelop the former Hartman Engineering building, converting the office space into apartment two buildings for a total of 24 units. Previously there were comments elated to the stormwater management and the sidewalk waiver.

Applicant Presentation

The applicant reported the plan is for phase two of redevelopment of the property. He noted meetings were held with staff following the last meeting to clarify the comments. The new comment letter contains some new items. The applicant originally requested a waiver or a deferral of the sidewalks, which was the focus of the discussion at the previous meeting. The proposal was updated to add an asphalt pathway extended to the edge of the property that will be constructed along the front yard and provide access easements and request a waiver from sidewalk. The additional waivers include the preliminary plan, and installation of curbing along Orchard Road to address stormwater concerns and avoid ponding. The cartway along most of Orchard Road will be widened along the property frontage.

Township Comments

Mr. Knouse reviewed the comments included in his review letter, noting staff was in support of the waivers, specifically for

the sidewalk, contingent on construction of the asphalt pathway. He also noted the zoning lighting plan should be added to the plan set. The rest of the comments are primarily administrative in nature.

Commissioner Members Questions and Comments

In reply to inquiry by Mr. Baeshore, Mr. Knouse affirmed that a waiver of the preliminary plan was acceptable.

Mr. Clovsky clarified that sidewalks and curbing could be required in the future.

Public Comment

Mr. Joe Swartz, resident of 1706 Letchworth Drive, expressed support for the waivers and the overall project.

Action on the Proposed Plan

Mr. WASHBURN motioned to approve a waiver of Section 192-30. A. Submission of a Preliminary Plan, seconded by Mr. BAESHORE. The motion carried 5-0.

Mr. WASHBURN motioned to approve a waiver of Section 193-57. C.8 to install curbs to Township specification along the lot frontage of Orchard/ Carlisle Rd. The motion was seconded by Mr. WICKENHEISER. The motion carried 5-0.

Mr. WASHBURN motioned to approve a waiver of Section 192-57. C. requiring sidewalks, in lieu of an asphalt pathway along the entire frontage to the east edge of the property. Mr. CLOVSKY seconded. The motion carried 5-0.

Mr. WASHBURN motioned to approve waiver of Section 192-57C.13.c1 to widen abutting streets to meet Township standards. Mr. BAESHORE seconded. The motion carried 5-0.

Mr. WASHBURN motioned to recommend approval of the proposed plan, SLD 2022-11 Spring Lake Apartments, conditioned on the comments identified by the township and the county. The motion was seconded by Mr. BAESHORE and carried 5-0.

SLD 2022-10 Kindt Properties

Ms. Trone introduced the plan to combine six lots into one consolidated lot, construction of a garage and storage building at 1111 Primrose Dr., and account for all non-conformities on the consolidated lot.

Applicant Presentation

Mr. Chris Hoover, of Hoover Engineering noted that the project had started as a building addition. As part of the proposal, the applicant is attempting to address outstanding zoning issues and making necessary improvements to comply with ordinance. Consolidate of the five lots into one enables the creation of a land development plan. As part of resolving zoning issues, the plan includes a property line adjustment between adjacent lots along Primrose Drive, creating the necessary setbacks. The plan also adds screening along the residential properties to meet the ordinance requiring separation of uses on mixed use lots. He noted that the township staff had been very cooperative in working with applicant. The applicant is requesting standard waivers.

Township Comments

Mr. Knouse reviewed the comments included in his review letter. For clarification, the plan on the screening was recently submitted to resolve comments. He said that the revised plan resolves most of the remaining zoning comments, and that while it still requires a full review, appears to be consistent with the most recent discussions with the applicant.

Commissioner Members Questions and Comments

In response to a question on a zoning comment, Mr. Knouse elaborated on the status of existing non-conforming status in relationship to the building location and the setback lines. When the applicant voluntarily removed the building, it lost non-conforming status and was then was constructed without permitting. Mr. Knouse noted that the building codes officer determines occupancy, but that the revised plan addresses the zoning comment. Mr. Trone said that a building permit would be a condition of recording when it is considered by the Board of Commissioners. Much of the original construction on the site existed prior to the zoning ordinances.

Public Comment

Offering public comment, Mr. Swartz expressed support for the waiver related to the road widening and asked what specific condition in the zoning ordinance justified waiver for sidewalk. Mr. Knouse noted that sidewalks would serve no connectivity in that area as there are no other sidewalks to connect to.

Action on the Plan

Mr. WASHBURN motioned to approve waiver of Section 192-57 C (9) for provision of sidewalk along adjacent streets. Mr. BAESHORE seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to approve waiver of Section 192-57 C (8) to provide curb along adjacent local streets. Mr. **CLOVSKY** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to approve waiver of Section 192-57C (1) to provide road widening along adjacent local street. Mr. **BAESHORE** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to approve waiver of Section 192-57D (1) to provide Traffic Impact Study. Mr. **BAESHORE** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to approve waiver of Section 192-58C to provide street trees. Mr. **WICKENHEISER** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to approve waiver of Section 192-61 to provide utility connections for buildings. Mr. **WICKENHEISER** seconded. The motion carried 5-0.

Mr. **WASHBURN** motioned to recommend approval of the proposed plan, SLD 2022-10 Kindt Properties, conditioned on the comments identified by the township and the county. The motion was seconded by Mr. **BAESHORE** and carried 5-0.

NEW BUSINESS

SLD-2023-01 Cedar Run Business Park

Ms. Trone introduced the item, noting the purpose to combine multiple lots into one and construct two multi-tenant flex space buildings.

Applicant Presentation

Brian Finch, with KCI Technologies, and Joe Brawn with the developer made the presentation for the property located at 4517 Gettysburg Road, adjacent to Allen Middle School. It would combine four lots consolidated into one for multi-tenant flex space. Mr. Finch exhibited a rendering of the building front, and described that the back of the building would include dock doors. There will be twelve units and seven tenants. He noted a wetlands study was conducted on the site and presented the stormwater management and improvement plan. The site currently has two driveways for access. The roadway at Little League Drive would be widened to allow improved access to the adjacent ball fields and to provide access to the development. Highway Occupancy Permit and DEP approvals are required. Mr. Finch also noted that waiver requests will include the requirement for submission of a preliminary plan and that others will be considered. The property frontage is fairly wooded except for the along Gettysburg Road.

Township Comments

Mr. Knouse reviewed his comments. He noted that the property is in the C2 general district. Clean up is needed to address use and parking to ensure proper management for long term tenants. There is an extensive list of comments related to stormwater and traffic. In summary, he said the plan status is at the initial presentation point.

Commissioner Members Questions and Comments

Mr. Wickenheiser asked about the status of a PennDOT scoping review. Mr. Finch noted they had met with PennDOT on traffic scoping with conditional approval and authorized to move forward with the HOP.

There was some discussion regarding what types of trucks might be expected for deliveries. Mr. Finch noted the proposed driveway is 30 foot wide and had been laid out to accept an 18-wheeler and emergency vehicles, but the expectation is that most deliveries would be by box trucks. The C-2 Zoning District caps the type of use in the space and warehousing is prohibited.

Mr. Clovsky asked if the location was a flood zone. Mr. Knouse indicated they are requesting flood plane calculations and that it is an assumed floodway.

The applicant noted their intent to address all comments and submit a revised plan for consideration in March.

Mr. **WASHBURN** made a motion to table the SLD-2023-01 Cedar Run Business Park plan to allow time for the township engineer and the applicant to work through the comments. The motion was seconded by Mr. **BAESHORE** and carried 5-0.

OTHER BUSINESS

March Submissions-Due February 21, 2023

1. Possible LD for Interstate Towing

2. Cedar Run (from above)
3. Possible LD for Storage Sheds

ADJOURN

The meeting was adjourned at 8:06 PM.