

MINUTES**PLANNING COMMISSION****LOWER ALLEN TOWNSHIP****REGULAR MEETING****MARCH 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

David Clovsky

OTHER

Jay Blackwell

Commissioner Dean Villone

CALL TO ORDER AND PROOF OF PUBLICATION

Chairman McCreary called the March 21, 2023 Regular Meeting of the Lower Allen Township Planning Commission to order at 7:00 pm. He announced that proof of publication was available for review.

APPROVAL OF MEETING MINUTES

Mr. WICKENHEISER moved to approve the minutes, from the February 21, 2023, Regular Meeting.

Mr. CLOVSKY seconded. The motion carried 4-0.

OLD BUSINESS**Board of Commissioner Approvals**

Ms. Trone reported that the Board of Commissioners had granted conditional approval of the plan, with conditions, for the Cloud 10 Carwash at their meeting on January 23, 2023. The plan awaits outside agency approvals, which will take some time.

Recordings

Ms. Trone reported that the plan for the warehouse located at 2450 Gettysburg Road had been recorded on February 21, 2023, and the plan for Mountz Jewelers had been recorded on March 9, 2023.

SLD-2023-01 Cedar Run Business Park

Ms. Trone presented the revised submission of the plan, reminding members that the plan had been tabled at the prior meeting. The planned development is located near Allen Middle School and the Little League Drive ball fields. The purpose is to combine five lots into one, and to construct two, multi-tenant flex space buildings.

Applicant Presentation

Brian Finch from KCI Technologies reviewed the revised plan. He noted an outstanding issue with woodland preservation and the tree inventory being worked through. He said they are requesting four waivers.

Township Staff Comments

Mr. Knouse from Rettew reviewed the comments included in his review letter dated March 16, 2023, noting the applicant had requested modifications. The first is the waiver for submission of a preliminary plan, for which staff concurs. Next was the waiver for cartway width and curb, along with sidewalks and street trees. Staff recommend, given proximity to the school and review of the projects located across the street, sidewalks should be required. Staff also recognized previous studies indicating there should be connectivity to the intersection and that sidewalks should be installed with curb and associated road improvements. Therefore, staff supports not approving those waiver requests.

Next, Mr. Knouse reviewed a zoning comment, noting the cell tower comment in #4 was resolved. He said most of the zoning items can easily be addressed but require additional clarification in the plan. Similarly, under subdivision and land development, outstanding items are outside agency approvals and administrative items. Stormwater management technical comments have been addressed.

County Comments

Written comments were submitted and nothing additional was addressed.

Commissioner Members Questions and Comments

Members discussed the sidewalk requirements, which would call for sidewalk installation along the frontage of the property. The applicant anticipated requirement by PennDOT for a crossing and their plans to include a box culvert if that is the case. They noted the frontage of their property would be paved.

Mr. McCreary asked about the stormwater impact with the installation of sidewalks. Mr. Knouse confirmed that stormwater infrastructure would be necessary with the sidewalk and curb.

Mr. John Ortenzio, developer of property, noted the pedestrian traffic is directed on the other side of the road. He suggested infilling the section in lieu of sidewalk and curb, noting that the current sheet flow works from a drainage standpoint.

Ms. Trone noted that the comprehensive and pedestrian bike plans, shows the intersection as a priority for a crossing and sidewalk. She also noted that screening would be helpful since due to the industrial type of use of the plan. Mr. Ortenzio said that in-filling would be completed to retain the wetlands vegetation along Cedar Run. Mr. Ortenzio noted that the existing driveway will be widened and PennDOT will likely require a crossing and an ADA compliant ramp at the intersection with Little League Drive. He noted ongoing coordination with the school district to seek a construction easement.

Ms. Trone noted that additional redevelopment is expected to occur along that road. It will be more difficult later to require sidewalk. Mr. Knouse observed that typically PennDOT does not require curbing or expansion of their cartway width. If any kind of curb or sidewalk is of interest to the township it is recommended to be addressed now. Members discussed the option of considering deferral of the sidewalk requirements. Ms. Trone also noted that additional redevelopment was anticipated along that road. There was also discussion regarding what the school district might eventually do with the adjacent land.

Mr. Wickenheiser stated he would support granting the waivers and consider them on a deferral basis.

Action on the Proposed Plan

Mr. **WICKENHEISER** motioned to approve a waiver of Section 192-30. A. Submission of a Preliminary Plan, seconded by Mr. **BLACKWELL**. The motion carried 4-0.

Mr. **WICKENHEISER** motioned to defer the waiver of Section 193-57.B.h.2. Provide Additional Pavement Width and Curb Construction The motion was seconded by Mr. **BLACKWELL**. The motion carried 4-0.

Mr. **WICKENHEISER** motioned to defer a waiver of Section 192-57.C.9. Provide Sidewalks Along All Street Frontages. The motion was seconded by Mr. **BLACKWELL**. The motion carried 4-0.

Mr. **WICKENHEISER** motioned to defer a waiver of Section 192-58.C. Install Street Trees Along Gettysburg Road. The motion was seconded by Mr. **BLACKWELL**. The motion carried 4-0.

Mr. **WICKENHEISER** motioned to approve the plan conditioned upon the discussion regarding infill on the north side and the walk along the driveway to the ball field, as well as satisfaction of the township and county comments. The motion was seconded by Mr. **BLACKWELL**. The motion carried 4-0.

NEW BUSINESS**LD-2023-03 Interstate Towing**

Ms. Trone reported that the applicant submitted a request to have the item tabled and for an opportunity to meet with staff in preparation of their presentation before the Planning Commission.

Mr. **CLOVSKY** made a motion to table LD 2023-03 Interstate Towing, which was seconded by Mr. **BLACKWELL**. The motion carried 4-0.

OTHER BUSINESS**March Submissions-Due March 20, 2023**

1. Possible LD for Trinity High School

2. Possible LD for Storage Sheds

ADJOURN

The meeting was adjourned at 7:38 PM