

MINUTES**PLANNING COMMISSION****LOWER ALLEN TOWNSHIP****REGULAR MEETING****MAY 17, 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

Jeffrey Logan

Michael Washburn

CALL TO ORDER AND PROOF OF PUBLICATION

Chairman McCreary called the May 17, 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. **BLACKWELL** moved to approve the minutes, from the March 21, 2023, Regular Meeting.

Mr. **WASHBURN** seconded. The motion carried 6-0.

OLD BUSINESS**Board of Commissioner Approvals**

Ms. Trone reported that the Board of Commissioners had deferred the decision on Brothers and Food Services LD to Lemoyne Borough on April 10, 2023. Additionally, Kindt Properties had granted a 60-day extension for action, which was accepted by the Board on April 24, 2023. Finally, she reported the Board had approved accepting deeds of dedication for the following Arcona streets on May 22, 2023:

1. Ruth Way
2. Mission Hill Road
3. Longview Road
4. Portion of Market House Lane
5. Mollys Run
6. Saxton Way
7. Rocky Way
8. Cona Road

**LD-2023-03 Interstate Towing and Recovery
Applicant Presentation**

Mr. Mike Whale presented the plan for a new 5600 square foot building constructed on the property located at 1120 St.

Johns Road, situated at the back of the property. The proposed structure will be used for a towing and recovery business and the existing building will remain and be converted into storage and accessory use.

Township Staff Comments

Mr. Knouse from Rettew reviewed the comments included in his review letter dated May 1, 2023, noting the applicant had requested four waivers, to include those for curb installation, sidewalk installation, improvements along roadway frontage, expanding the cartway and street trees since the existing area is paved. Mr. Knouse noted an agreement is needed for the existing fence but otherwise most items are administrative in nature. He also said the county comments were captured in the first review letter and have been addressed.

Action on the Proposed Plan

Mr. WASHBURN motioned to approve a waiver of Section 192-57C.8 Install Curb Along Road Frontage, seconded by Mr. BLACKWELL. The motion carried 6-0.

Mr. WASHBURN motioned to approve a waiver of Section 192-57.C.9. Provide Sidewalks Along All Street Frontages., seconded by Mr. BLACKWELL. The motion carried 6-0.

Mr. WASHBURN motioned to approve a waiver of Section 192-57. B.2.h.2 and 192-57. C.13.c.1 Provide Additional Right-of-Way and Cartway Along the Frontage of St. Johns Road seconded by Mr. BLACKWELL. The motion carried 6-0.

Mr. WASHBURN motioned to approve a waiver of Section 192-58.C Provide Street Trees, seconded by Mr. BLACKWELL. The motion carried 6-0.

Mr. WASHBURN motioned to approve the plan based on township and county comments, seconded by Mr. BLACKWELL. The motion carried 6-0.

LD 2023-34 Trinity Gyms

Applicant Presentation

Mr. Grant Anderson with Site Design Concepts presented the plan, along with Mike Manning from Trinity High School and Mr. Josh Gray who is the general contractor and donor for the project.

Mr. Gray presented background information on the project, explaining it was meant to provide on-site training access for volleyball and wrestling athletes at the high school. He is funding fifty percent of the project.

Mr. Anderson reviewed the land development plan, which proposes two separate, stand-alone 5120 square foot buildings connected to water and gas along with new electric service, which will allow students to stay on site to use for practice facilities.

Township Comments

Mr. Knouse from Rettew reviewed the comments included in his second review letter dated May 8, 2023, noting the applicant had resubmitted information which addressed most of the comments from the first review. There are four waivers requested. One regards the spillway. The second is a waiver of the preliminary plan. Third relates to roadway improvements and last is the requirement for sidewalks along the frontages. A sidewalk will be installed along Lower Allen Drive to fill an existing gap. The waiver relates to Simpson Ferry Road.

Under zoning comments, a parking study was submitted for justification of no additional spaces needed. The subdivision and land development issues are addressed. The stormwater management plan still requires a full review. The plan includes rate and volume control and proposes a managed release concept which will require a waiver from the related ordinance. Mr. Rettew noted the county comments were incorporated in the first review letter and have been addressed.

Commissioner Comments

Mr. McCreary expressed some concern about student safety related to pedestrian foot traffic at dismissal time, walking through the parking lot. It was noted there are some traffic control safety devices in place, but additional measures could be considered in cooperation with Trinity.

President Villone thanked Mr. Gray for his investment and involvement into the project. He also asked for some clarification on the issue of sidewalks, noting the recent waivers have been changed to deferrals instead of waivers, whereby the township may request installation of sidewalks later.

Mr. WASHBURN motioned to approve a waiver of Section 192-30.A Submission of a Preliminary Plan, seconded by Mr. BLACKWELL. The motion carried 6-0.

Mr. **WASHBURN** motioned to approve a waiver of Section 192-57C.9 Defer Install Sidewalk Along Road Frontage, seconded by Mr. **BLACKWELL**. The motion carried 6-0.

Mr. **WASHBURN** motioned to approve a waiver of Section 192-57. B.2.h.2 and 192-57. C.13.c.1 Provide Additional Right-of-Way and Cartway along the frontage of St. Johns Road, seconded by Mr. **BLACKWELL**. The motion carried 6-0.

Mr. **WASHBURN** motioned to approve a waiver of Section 184-19. A. 2.- Required embankment to be 1 ft freeboard for 100-year post-development-flow, seconded by Mr. **BLACKWELL**. The motion carried 6-0.

Mr. **WASHBURN** motioned to approve a waiver from Section 184-14, volume control requirement, seconded by Mr. **BLACKWELL**. The motion carried 6-0.

Mr. **WASHBURN** motioned to approve the plan based on township and county comments, seconded by Mr. **BLACKWELL**. The motion carried 6-0.

NEW BUSINESS

Tommy's Carwash

Ms. Trone reported that the applicant was able to negotiate with the adjoining property owner for improved site access including at the southern end. They are starting over with their plan but are further along in the HOP process with PennDOT.

SCI Camp Hill Kitchen

Ms. Trone reported that SCI Camp Hill is proposing the construction of a kitchen. The plan was submitted in January.

ADJOURN

The meeting was adjourned at 7:46 PM