

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING**

**November 19, 2024**

**7:00 PM**

**AGENDA**

1. **Call to Order by Chairman McCreary.** Proof of Publication.
2. **Approval of Meeting Minutes:** Regular meeting of September 19, 2024
3. **Old Business**
4. **New Business**

**A. SLD #2024-06 – Arcona Neighborhood 9 Preliminary/Final Subdivision and Land Development Plan**

**Purpose:** To subdivide 16 single-family residential lots from Lot 9 on Rossmoyne Road as part of the Arcona Master Plan. The proposed plan is in the R-2 Zoning district, and Traditional Neighborhood Development Overlay.

Modifications and Waiver Requests: The following modifications and waiver requests have been submitted for consideration:

- a. Section 192-24.C. – Submission of a Preliminary Plan
- b. Section 192-57.B.(2)(h)[2] and 192-57.C.(13)(c)[1] - Additional right-of-way and cartway along the frontage of Rossmoyne Road
- c. Section 192-57.C.(8) – Curbing along the frontage of Rossmoyne Road
- d. Section 192-57.C.(9) – Sidewalk along the frontage of Rossmoyne Road
- e. Section 192-68.B.(3) – Minimum street centerline radius of 165’

1. Applicant Presentation
2. Township Staff Comments
3. County Comments
4. Commission Members Questions and Comments
5. Public Comments
6. **Action:** Recommendation on the proposed plan

**B. SLD #2024-10 - Wal-Mart Supercenter #05888-241 Final Land Development Plan**

**Purpose:** To expand the existing retail building located at 3400 Hartzdale Drive by approximately 3,057 square feet to facilitate online orders. The proposed plan is in the C-4 Zoning District.

Modifications and Waiver Requests: The following modifications and waiver requests have been submitted for consideration:

- a. Section 192-30.A- Submission of a Preliminary Plan
- b. Section 192-57.C.9 – Requirement to provide sidewalk along the Capital City Mall Drive

1. Applicant Presentation
2. Township Staff Comments
3. County Comments
4. Commission Members Questions and Comments
5. Public Comments
6. **Action:** Recommendation on the proposed plan

**C. SLD #2024-11 – Sheetz – Camp Hill (PA) Hartzdale Preliminary/Final Subdivision and Land Development Plan**

**Purpose:** To consolidate two existing lots into one lot, demolish the existing buildings and construct a gas station/convenience store located at 2501 Gettysburg Road. The proposed plan is in the C-2 Zoning District.

Modifications and Waiver Requests: The following modifications and waiver requests have been submitted for consideration:

- a. Section 192-30.A. – Submission of a Preliminary Plan
- b. Section 192-57.C.(8) – Curbing along the frontage of Lebanon Avenue
- c. Section 192-57.C.(9) – Sidewalks along the frontage of Lebanon Avenue
- d. Section 192-58.E.(10) – Parking lot planting islands designed to collect stormwater
- e. Section 192-59.C.(2) – Parking space size adjacent end islands be an additional two feet

1. Applicant Presentation
2. Township Staff Comments
3. County Comments
4. Commission Members Questions and Comments
5. Public Comments
6. **Action:** Recommendation on the proposed plan

**D. SLD #2024-12 – 4107 Rosemont Avenue Final Minor Subdivision Plan**

**Purpose:** To consolidate tract 13-24-0799-162 and tract 13-24-0799-259 into 1 lot consisting of 0.37 acres. The proposed plan is in the R-1 Zoning District. No waivers are requested for the plan.

1. Applicant Presentation
2. Township Staff Comments
3. County Comments
4. Commission Members Questions and Comments
5. Public Comments
6. **Action:** Recommendation on the proposed plan

**5. Other Business:** Discussion of the 2025 Planning Commission meeting dates

**6. Next Meeting Date:** December 19, 2024

**7. Adjourn**