

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION****REGULAR MEETING****June 18, 2024 7:00 PM****AGENDA****1. Call to Order by Chairman McCreary.** Proof of Publication.**2. Approval of Meeting Minutes:** Regular meeting of March 19, 2024**3. Old Business****4. New Business****A. SLD #2024-03 – 950 Woodland Investments, LLC****Purpose:** To subdivide Proposed Lot 2 from Existing Lot 1 in the C-2 Zoning District. Existing Lot 1 will continue to be used for medical/office space, and Proposed Lot 2 will continue to be used as a parking lot.**Waiver Request:** The following waiver request has been submitted for consideration:**a.** Section 192-57.C.9 – Sidewalks – To waive the requirements for the installation of sidewalks

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 and waiver

B. SLD #2024-04 – Arcona Phase 8.3**Purpose:** To subdivide 42 single-family detached dwelling units, 54 single-family attached dwelling units, and .019-acre lot addition from Phase 8.2 Open Space Lot 33 to Phase 8.3. The proposed plan is located in the R-2 Zoning District.**Waiver Requests:** The following waiver requests have been submitted for consideration:

- a.** Section 192-24.C – Preliminary Plan
- b.** Section 192-57.C.(1) – 50' wide street right-of-way – To allow 48' and 30' wide rights-of-ways
- c.** Section 192-63.A.(3) – Curbing to meet PennDOT Pub 408 standards – To allow Belgian Block curbing
- d.** Section 192-68.B.(3) – Minimum street centerline radius of 165' – To allow less than 165' on Street B, Street D, and Street O

1. Applicant Presentation
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6. **Action:** Recommendation on the proposed plan and waivers

C. Sketch Plan – Discussion of Allen Middle School Addition**Purpose:** The construction of 2 building additions to the existing Middle School, parking revisions, and a parking expansion to the existing property.**5. Next Meeting Date:** July 16, 2024**6. Adjourn**