

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION****REGULAR MEETING****July 16, 2024 7:00 PM****AGENDA****1. Call to Order by Chairman McCreary.** Proof of Publication.**2. Approval of Meeting Minutes:** Regular meeting of June 16, 2024**3. Old Business****A. 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 in the R-2 Zoning District and is regulated by the Traditional Neighborhood Development (TND) Overlay District.

**Waiver Request:** The following waiver requests has 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
- 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

**4. New Business**

**A. Zoning Text Amendment:** Chapter 220-151 Non-intensive Agricultural Uses for the Keeping of Domestic Fowl as a Permitted Accessory Use in the R-1 Zoning District

- 1. Township Staff Presentation
- 2. County Comments
- 3. Commission Members Questions and Comments
- 4. Public Comments
- 5. **Action:** Recommendation on the proposed Zoning Ordinance Text Amendment

**5. Next Meeting Date:** August 20, 2024**6. Adjourn**