

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION****REGULAR MEETING****August 20, 2024 7:00 PM****AGENDA****1. Call to Order by Chairman McCreary.** Proof of Publication.**2. Approval of Meeting Minutes:** Regular meeting of July 16, 2024**3. Old 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

**4. New Business****A. SLD #2024-04 – Arcona Phase 9****Purpose:** To subdivide 16 single-family detached dwelling units as part of the Arcona Master Plan. The proposed plan is in the R-2 Zoning District, and Traditional Neighborhood Development Overlay.**Waiver Requests:** The following 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.(1) – Street right-of-way width of 50'
- d. Section 192-57.C.(8) – Curbing along the frontage of Rossmoyne Road
- e. Section 192-57.C.(9) – Sidewalk along the frontage of Rossmoyne Road
- f. Section 192-63.A.(3) – Curbing to meet the requirements of PennDOT Pub 408
- g. 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 and waivers

**B. SLD #2024-07 – Preliminary/Final Land Development Plan for Tru by Hilton – Rossmoyne Business Center****Purpose:** To construct a four-story 98 room hotel with 45,089 S.F. of gross floor area. The proposed plan is located in the C-3 Zoning District.**Waiver Requests:** The following waiver requests have been submitted for consideration:

- a. Section 192-30.A. – Submission of a Preliminary Plan
- b. Section 192-58.E.(10) – Parking lot planting islands designed to collect stormwater
- c. Section 192-59.C.(2) – Additional 2' for parking spaces adjacent to an end of row island

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 waivers

**5. Next Meeting Date:** September 17, 2024

**6. Adjourn**