

MINUTES**PLANNING COMMISSION****LOWER ALLEN TOWNSHIP****REGULAR MEETING****JANUARY 16, 2024****The following were in ATTENDANCE:****BOARD MEMBERS****TOWNSHIP PERSONNEL**

Brett McCreary, President

Staci Morgan, Planning Technician

Brian Wickenheiser, Vice-Chair

Michael Knouse, P.E. Township Engineer

David Clovsky

Jay Blackwell

OTHER

Michael Washburn

Commissioner Dean Villone

CALL TO ORDER AND PROOF OF PUBLICATION

Ms. Staci Morgan called the January 16, 2024 meeting of the Lower Allen Township Planning Commission to order at 7:00 pm. She announced that proof of publication was available for review.

REORGANIZATION OF THE PLANNING COMMISSION

Ms. Morgan requested nominations for the position of Chairperson. Mr. Washburn nominated Brett McCreary to be elected Chairperson of the Planning Commission, seconded by Mr. Blackwell. Mr. WASHBURN made a motion to close nominations and elect Mr. McCreary as Chairperson, seconded by Mr. BLACKWELL. The motion passed 5-0.

Assuming the role of Chairperson, Mr. McCreary requested nominations for Vice-Chairperson. Mr. Blackwell nominated Brian Wickenheiser to be elected Vice-Chairperson of the Planning Commission, seconded by Mr. Clovsky. Mr. BLACKWELL made a motion to close nominations and elect Mr. Wickenheiser as Vice-Chairperson, seconded by Mr. CLOVSKY. The motion passed 5-0.

Mr. McCreary requested nominations for Secretary. Mr. Wickenheiser nominated Samuel Bashore to be elected Secretary of the Planning Commission, seconded by Mr. Washburn. Mr. WASHBURN motioned to close nominations and elect Mr. Bashore as Secretary, seconded by Mr. BLACKWELL. The motion passed 5-0.

Next, President Villone introduced newly elected Commissioner Joe Swartz who was sworn in to office on January 2, 2024. Commissioner Villone noted he intent to remain the official liaison to the Planning Commission and to have Mr. Swartz as the second liaison.

Mr. Washburn welcomed Commissioner Swartz and expressed appreciation for his efforts in summarizing Board of Commissioners meetings for the Highland Park Neighborhood Association, keeping them well-informed.

APPROVAL OF MEETING MINUTES

Mr. WASHBURN moved to approve the minutes, from the November 21, 2023, Regular Meeting.

Mr. CLOVSKY seconded. The motion carried 5-0.

OLD BUSINESS**SLD-2023-06 Revised Ford Truck Center**

Mr. John Snyder from Snyder Lande Development Planning & Consulting gave a brief presentation of the proposed plan, stating the purpose was to combine lots for the development of a Ford truck service center. The properties are located along State Road between the Brewhouse Grill and the railroad tracks. The proposal combines several lots into one, demolishes all but one building at the east corner and the construction of a Ford Truck Center to maintain and service F150-F550 trucks. The truck center building will be towards the rear of the site. The project includes cleaning up and improvements to the State Road, new sidewalk and curbing, a connection to the Brewhouse in the existing driveway, and

improvements to stormwater and sewer infrastructure and management. A new sewer main will be installed and reconnected. Mr. Snyder reported having met with township staff on multiple occasions to discuss and respond to comments. Most of what remains pertains mainly to outside agency approvals from PennDOT for the road improvements and access, which are anticipated for April or May. The sewer improvements will be subject to approval by the Township Sewer Authority.

The two waiver requests are for submission of a preliminary plan and additional right-of-way and cartway since it is a PennDOT roadway.

Township Engineer, Mr. Knouse summarized his comment letter of January 12, 2024. He noted that the staff supports both waiver requests. Under zoning he mentioned the requirement to provide a shared parking maintenance agreement for the area of parking shared with the Brewhouse, as well as the HOP permit from PennDOT. Under subdivision and land development the comments relate to outside agency approvals and agreements as well as the cost estimate.

Mr. Knouse noted that Cumberland County comments were reflected in the township's first review and that the applicant's consultant had addressed them.

Mr. McCreary asked for clarification on the business operations for the proposed plan. Mr. Snyder explained that L.B. Smith Ford is essentially moving their Ford Truck line maintenance and repair operations to the new site. There will not be any sales activity taking place at the location.

President Villone asked for additional detail about the relationship with the Brewhouse and how the parking would be impacted. Mr. Snyder explained there was a lease agreement between the landowner and the Brewhouse where they lease spaces. A similar agreement will be in place for the spaces against the property line. He demonstrated the location of the parking and the gates that will be installed to close off the area of the facility. The lease agreement includes clauses that address instances of potential vandalism.

Mr. Snyder also reported that an easement agreement is also being obtained to address the work that will be done on at their cost on the property of the Brewhouse to address stormwater issues that exist in the area. He detailed the work that will be conducted to clean up the area, regrade and pipe the stormwater to make improvements. The work will likely be rolled into the lease agreement. A new driveway will also be paved.

Commissioner Swartz asked for explanation on the waiver related to the widening of the right-of-way and cartway. Mr. Knouse explained that the township requires a specific cartway and widening width for land development with an adjacent road, however this is a PennDOT road, and they dictate the width. As a matter of course, along a state road, the township waives the requirement and defers to what PennDOT requests.

With no further discussion, Mr. **WASHBURN** made a motion to grant a waiver from Section 192-30.A. Preliminary Plan with respect to township and county comments. Mr. **BLACKWELL** seconded. The motion passed 5-0.

Mr. **WASHBURN** motioned to grant a waiver from Section 192-57.B.2.h.2 for Additional Right-of-Way and Cartway, seconded by Mr. **BLACKWELL**. The motion passed 5-0.

Mr. **WASHBURN** made a motion to approve SLD 2023-06 with respect to township and county comments. Mr. **BLACKWELL** seconded. The motion passed 5-0.

NEW BUSINESS

Potential Future Plans

Ms. Morgan presented noted the possibility of a plan submission in March from Kindt Properties for two lots located on Saint Johns Road to be combined into one. She also noted the February meeting submission due date was January 22, 2024. The next meeting is scheduled for February 20, 2024

ADJOURN

The meeting was adjourned at 7:25 PM