

**MINUTES****PLANNING COMMISSION:****LOWER ALLEN TOWNSHIP**

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**REGULAR MEETING:****MARCH 19, 2024****The following were in ATTENDANCE:**

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**PLANNING COMMISSION:****TOWNSHIP PERSONNEL:**

Brett McCreary, Chairman

Jim Bennett, Township Planner

Michael Washburn

Mike Knouse, Township Engineer-Rettew

David Clovsky

Joe Swartz, Township Commissioner

Jay Blackwell

Julie Echterling, Recording Secretary

Mr. McCreary called the March 19, 2024 Regular Meeting of the Planning Commission to order at 7:00 pm.

**APPROVAL OF MINUTES**

Mr. **washburn** made a motion to approve the minutes from the January 16, 2024 meeting.

Mr. **Blackwell** seconded the motion. Motion carried 4-0.

**NEW BUSINESS****SLD 2024-01 Preliminary/Final Land Development Plan for Trinity High School Band Room Addition**

Mr. Adam Anderson spoke about constructing a 2,055 square foot room addition onto the existing school for a band room. He showed the Board the plan on the screen. He stated there would be no new utilities and landscaping would be done.

Mr. Knouse went over a few of the comments included in his letter about the plan. He noted a lighting and photometric plan needs to be provided, all certificates need to be completed prior to recording the plan, street trees need to be provided unless they would request a waiver and stormwater requirements. The applicant did request a waiver for landscaping with the trees.

Mr. Bennett stated they received the County's comments and there were three standardized comments on the letter.

Commissioner Swartz mentioned the waiver for sidewalks and the location of the school with the Township looking to keep on top of sidewalks throughout the Township. Mr. Anderson noted they had the sidewalks installed with the plan for their wrestling room addition.

**Public Comments:**

There were no public comments offered.

**Action: Recommendations on requested waivers and on the Plan**

Mr. **WASHBURN** made a motion to approve the requested waiver from the requirement to submit a separate Preliminary Plan. Mr. **BLACKWELL** seconded the motion. Motion carried 4-0.

Mr. **WASHBURN** made a motion to approve the requested waiver from the additional right-of-way and cartway widening. Mr. **BLACKWELL** seconded the motion. Motion carried 4-0.

Mr. **WASHBURN** made a motion to approve the requested waiver from the requirement of sidewalks being added along the street frontages, until the Township deems necessary. Mr. **BLACKWELL** seconded the motion. Motion carried 4-0.

Mr. **WASHBURN** made a motion to approve the requested waiver from the requirement for landscaping/trees. Mr. **BLACKWELL** seconded the motion. Motion carried 4-0.

Mr. **WASHBURN** made a motion to approve the approve the Plan for SLD Docket No. 2024-01, Subdivision Plan for Trinity High School Band Room subject to Township and County comments. Mr. **CLOVSKY** seconded the motion. Motion carried 4-0.

### **NEXT MEETING**

The next meeting is scheduled for Tuesday, April 16, 2024 at 7:00pm.

### **ADJOURN**

Mr. **WASHBURN** made a motion to adjourn the meeting at 7:13 pm. Mr. **BLACKWELL** seconded the motion. Motion carried 4-0.