

**MINUTES**

<b>PLANNING COMMISSION</b>	<b>LOWER ALLEN TOWNSHIP</b>
-	-
<b>REGULAR MEETING</b>	<b>JUNE 18, 2024</b>
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<b>The following were in ATTENDANCE:</b>	-
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<b><u>BOARD MEMBERS</u></b>	<b><u>TOWNSHIP PERSONNEL</u></b>
Brett McCreary, President	Staci Morgan, Planning Technician
Brian Wickenheiser, Vice-Chair	Michael Knouse, Township Engineer
David Clovsky	Isaac Sweeney, CED Director
Samuel Bashore	Renee' Greenawalt, Recording Secretary
Jay Blackwell	Commissioner Joseph Swartz

**CALL TO ORDER AND PROOF OF PUBLICATION**

Mr. McCreary called the June 18, 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.

**APPROVAL OF MEETING MINUTES**

Mr. **CLOVSKY** moved to approve the minutes, from the March 19, Regular Meeting. Mr. **BLACKWELL** seconded. The motion carried 5-0.

**NEW BUSINESS****SLD-2023-03 950 Woodland Investments, LLC**

Mr. Mike Wadel presented the item for discussion and possible action, which proposes to subdivide Lot 2 from an existing Lot 1 in the C-2 Zoning District. The 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. The request is to essentially separate the lots and the uses. The property has a frontage on Woodland Street and Century Drive. The applicant is requesting a waiver from the construction of sidewalks.

Mr. Knouse referenced his letter of June 12, 2024 for the plan. He noted that on Woodland Drive there is sidewalk to the south and has a dead end. He noted two minor comments and satisfaction of county comments.

The property owner, Mr. John Ortenzio, explained that he had no intent to develop or build on the site, noting the original purpose of the property was extra parking for the office park. He added that if he were to develop the property later, he would add sidewalks and landscaping.

Mr. Knouse noted that the staff recommendation is to defer the sidewalk requirement, consistent with the Township code.

Mr. **WICKENHEISER** made a motion to defer the requirement for installation of sidewalks, pursuant to Section 192-57.C.9 – Sidewalks. The motion was seconded by Mr. **BASHORE** and approved 5-0.

Mr. **WICKENHEISER** made a motion to approve SLD-2023-03 950 Woodland Investments, LLC The motion was seconded by Mr. **MCCREARY** and approved 5-0.

**SLD #2024-04 – Arcona Phase 8.3**

Ms. Laura Curran from Charter Homes & Neighborhoods presented the plan. The purpose of the plan is to subdivide forty-two single-family detached dwelling units, fifty-four single-family attached dwelling units, and a .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. Using visual aids, Ms. Curran summarized the plan and highlighted its details. Phase 8.3 is the final stage of phase 8 portion of the neighborhood and includes ninety-six home sites (54 townhomes and forty-two singles). There is a trail connection to phase 8.2, building on the pedestrian connectivity. She noted ongoing conversations with township staff to address the comments.

Mr. Knouse referenced his comment letter and noted one issue related to options for a second emergency access point location. Members discussed current problems with the construction entrance from the hill on Rossmoyne Road . Ms. Curran committed to evaluating solutions to prevent residents from utilizing that entrance.

Planning Commission members inquired about open space and adequate parking. It was noted that the open space and parking requirements have been met within the plan. Members also asked for an updated timeline. Mr. Anthony Ferauda-Deitrich from Charter Homes reported that this plan would round out the project on the west side of the railroad. The next phase would take place on the east side of the railroad and would include fifteen home sites. He estimated that building would continue for approximately six to seven more years. He also noted that sales efforts have been positive. Commissioner Swartz asked if there were plans to bring public transit or connectivity options to the area . Mr. Ferauda-Deitrich explained that as is done with the school district, Charter Homes checks in with Capital Area Transit every eighteen months to discuss projections and to make determinations on critical mass in providing service in the area. The current understanding is that the project needs to grow before they will add service. He noted that Charter Homes would add bus stops/concrete pads if that were to occur.

Hearing no further discussion on the plan, Mr. WICKENHEISER offered a motion to table SLD #2024-04 – Arcona Phase 8.3 until township and county comments are satisfied. The motion was seconded by Mr. BLACKWELL and approved 5- 0.

**Sketch Plan – Discussion of Allen Middle School Addition**

Mr. Mark Magrecki of Penn Terra Engineering, Inc. introduced the item for discussion. The purpose of the plan is the construction of two building additions to the existing Allen Middle School, and includes parking revisions, and a parking expansion to the existing property. He reported that the scoping traffic study had begun and reviewed the various access points to the property, including Gettysburg Road, Little League Drive, which does not currently serve the school, and another near the route 15 ramp at the rear of the school. One of the options is to maintain access at Gettysburg Road and expand access from Little League Drive, extending access through the back field area and use the bus loop, closing off the access from the route 15 ramp.

The additional buildings are to be located at the back side of the school, and bus routes will be on the opposite side of the school from parent drop off and other parking functions to prevent parking and traffic conflicts. As a bus loop connection is expanded, it will expand parking access for public use. He also noted the intent to preserve the main athletic field and to redevelop the multipurpose field.

Mr. Knouse highlighted the importance of walkability along the frontage on Gettysburg Road and encouraged Mr. Magrecki to look closely at the ordinance concerning flood plane conservation district.

Commissioner Swartz suggested considering a second pedestrian crossing at Rupp Avenue. Mr. Magrecki noted that the project was in the very early stages and a variety of options were being considered.

**ADJOURN**

The meeting was adjourned at 8:03 PM.