

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

Brett McCreary, President

James Bennett, Township Planner

Sam Bashore

Michael Knouse, P.E. Township Engineer

Jay Blackwell

Isaac Sweeney, CED Director

Jeffrey Logan

Renee' Greenawalt, Recording Secretary

Commissioner Joseph Swartz

CALL TO ORDER AND PROOF OF PUBLICATION

Mr. McCreary called the July 16, 2024 meeting of the Lower Allen Township Planning Commission to order at 7:02 pm. She announced that proof of publication was available for review.

APPROVAL OF MEETING MINUTES

Mr. **BASHORE** moved to approve the minutes, from the June 16, Regular Meeting. Mr. **LOGAN** seconded. The motion carried 5-0.

OLD BUSINESS**SLD 2024-04 – Arcona Phase 8.3**

Mr. Bennett presented the item for discussion and possible action, which proposes to subdivide forty-two single-family detached dwelling units, fifty-four 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.

Ms. Laura Curran from Charter Homes & Neighborhoods presented an update on the plan, referencing their presentation at the prior meeting and subsequent conversations with township staff to address comments. She noted that Charter Homes was confident they could address the remaining comments and was seeking a recommendation on the plan.

Mr. Knouse referred to his comment letter of July 12, 2024, noting that staff supported the requested waivers A-G, noting that Rossmoyne Road is a state road, and the internal development roads are private. The remaining comments include zoning, perpetual maintenance and open space which has been submitted and must be reviewed by the township solicitor. He also reviewed outstanding comments for subdivision and land development, awaiting outside agency and administrative approvals, and stormwater management. He noted the applicant was working towards addressing all the comments.

Mr. Logan, noting that the roads are private, asked if the waivers on turning radius would impact the access to emergency services. Mr. Knouse noted the turning template is run through the roads to demonstrate access. Mr. Logan highlighted the dead-end roads and expressed some concern about snow plowing and emergency access. Mr. Knouse pointed out the designated snow easements on the plan.

Mr. Logan also noted that many residents have garages that are too small to fit pick-up trucks and subsequently park on the street in spaces which may inhibit access. He emphasized concern over insufficient parking for residents and guests. It was noted that although it is the responsibility of the home buyers and homeowners to understand the parking rules and regulations of the neighborhood, the reality is that there have been many complaints about insufficient parking space, that the roads are not wide enough and there is insufficient space for snow removal. The HOA is being put into the position of having to engage in significant enforcement.

Ms. Curran acknowledged the concern and said that Charter Homes does account for and exceeds the emergency vehicle access, and the ordinance requirements for what is provided.

Several members of the public were present to offer comments on the plan.

Residents at 3260 Katie Way expressed concern about the small garages, insufficient parking, narrow streets, and snow removal issues. They also shared that residents sometimes cannot access their mailboxes and that waste removal trucks sometimes cannot get through the alleys. They were also disheartened by the perceived need for residents to exercise parking enforcement efforts. They noted public safety concerns due to excessive traffic, speed, and lack of visibility, and asked that all these concerns be considered in the design of future development.

Commissioner Swartz thanked the residents for voicing their concerns. He encouraged more opportunity for township public safety staff to engage in review of the plan from a public safety perspective and emergency access. He also asked for additional details about separation between the proposed walking trail and Rossmoyne Road. Ms. Curran indicated that there would be landscaping, street trees and grading change to serve as a barrier.

Mr. Bashore noted that while the street widths meet the township ordinances, and the parking capacity is calculated based on residents using two garage parking spaces, the reality is that residents are unable to park two cars in their garage. Ms. Curran noted that architectural issues will be considered for future planning.

Hearing no further discussion, the Planning Commission members addressed the requests for waivers and recommendations on the plan.

Mr. **BASHORE** offered a motion to recommend approval of the waiver from Section 192-24.C. – Preliminary Plan before final approval, seconded by Mr. **BLACKWELL**. The motion passed 3-1.

Mr. **BLACKWELL** motioned to recommend approval of waiver for 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. The motion was seconded by Mr. **BASHORE** and passed 3-1.

Mr. **BASHORE** offered a motion to recommend approval of the waiver from Section 192-57.C.(1) – Street right-of-way width requirement of 50'. The motion was seconded by Mr. **BLACKWELL** and passed 3-1.

Mr. **BLACKWELL** motioned to recommend approval of the waiver of Section 192-57.C.(8) – Curbing along the frontage of Rossmoyne Road. The motion was seconded by Mr. **BASHORE** and passed 4-0.

Mr. **BLACKWELL** motioned to recommend approval of the waiver of Section 192-57.C.(9) – Sidewalks along the frontage of Rossmoyne Road. The motion was seconded by Mr. **BASHORE** and passed 4-0.

Mr. **BLACKWELL** motioned to recommend approval of the waiver of Section 192-63.A.(3) – PennDOT Publication 408 curbing requirements. The motion was seconded by Mr. **BASHORE** and passed 4-0.

Mr. **BLACKWELL** motioned to recommend approval of a waiver of Section 192-68.B.(3) – Minimum center-line radius requirement of 165'. The motion was seconded by Mr. **BASHORE** and passed 3-1.

Mr. **BASHORE** offered a motion to recommend approval of SLD 2024-04 – Arcona Phase 8.3 pending satisfaction of all county and township comments and public safety considerations. The motion was seconded by Mr. **BLACKWELL** and passed 3-1.

NEW BUSINESS

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.

Mr. Bennett presented the item for discussion and noted that the Board of Commissioners had voted to seek input from both the Township and County Planning Commissions. He explained that the origin of the proposed amendment was to address a related nuisance issue that was causing excessive noise. The Board of Commissioners had directed staff to prepare the proposed amendment to address complaints. Township staff consulted with neighboring municipalities to consider the adoption of potential policies as a solution. He explained some of the technical details in the amendment related to the number of permitted fowl based on acreage and reiterated that it would only apply to the R-1 Zoning District.

Planning Commission members expressed a desire to consider any comments from the county prior to making a recommendation.

Mr. LOGAN motioned to table the proposed text amendment, which was seconded by Mr. BASHORE. The motion passed 4-0.

ADJOURN

The meeting was adjourned at 8:06 PM.