

MINUTES**PLANNING COMMISSION****LOWER ALLEN TOWNSHIP****REGULAR MEETING****AUGUST 20, 2024****The following were in ATTENDANCE:****BOARD MEMBERS****TOWNSHIP PERSONNEL**

Brett McCreary, President

James Bennett, Township Planner

Samuel Bashore

Michael Knouse, P.E. Township Engineer

Jay Blackwell

Isaac Sweeney, CED Director

David Clovsky

Renee' Greenawalt, Recording Secretary

Jeff Logan

OTHER

Michael Washburn

President Villone

CALL TO ORDER AND PROOF OF PUBLICATION

Mr. McCreary called the August 20, 2024 meeting of the Lower Allen Township Planning Commission to order at 7:00 pm. He announced that proof of publication was available for review.

APPROVAL OF MEETING MINUTES

Mr. **BASHORE** moved to approve the minutes, from the July 16, Regular Meeting. Mr. **WASHBURN** seconded. The motion carried 6-0.

OLD 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 for discussion and possible action, a proposed 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. He noted that six of the nine county planning comments had been addressed and that the remaining three would be discussed with the Board of Commissioners.

Mr. **BLACKWELL** motioned to recommend approval of Chapter 220-151 Zoning Text Amendment as proposed, with comments. The motion was seconded by Mr. **BASHORE** and passed 6-0.

NEW BUSINESS**SLD #2024-04 – Arcona Phase 9**

Mr. McCreary noted that Charter Homes had requested to table the item.

Mr. **WASHBURN** motioned to table the item, seconded by Mr. **BASHORE**. The motion passed 6-0.

SLD #2024-07 – Preliminary/Final Land Development Plan for Tru by Hilton

Mr. Bennett introduced the item for discussion and possible action, a proposed plan to construct a four-story ninety-eight room hotel with 45,089 S.F. of gross floor area in the Rossmoyne Business Center, which is in the C-3 Zoning District.

Representing the applicant, Mr. Greg Holtzman, BL Companies presented the details of the plan. He shared a rendering of the proposed Tru Hotel, which will be near the two other hotels in the Rossmoyne Business Center. He reviewed the requested modifications and noted discussions with Township Staff to address comments.

Mr. Knouse referenced his comment letter of August 15, 2024 and noted remaining comments under subdivision and land development as well as stormwater management. He noted they demonstrated through an exhibit the parking for each

entity. Finally, the only remaining public safety comment is the need to coordinate a fire department connection at the time of building permit application. He noted that county comments had been captured in the letter.

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

Mr. **BASHORE** motioned to approve waiver of Section 192-30.A. – Submission of a Preliminary Plan, seconded by Mr. **WASHBURN**. The motion passed 6-0.

Mr. **BASHORE** motioned to approve waiver of Section 192-58.E.(10) – Parking lot planting islands designed to collect stormwater, seconded by Mr. **WASHBURN**. The motion passed 6-0.

Mr. **BASHORE** motioned to approve waiver of Section 192-59.C.(2) – Additional 2' for parking spaces adjacent to an end of row island, seconded by Mr. **WASHBURN**. The motion passed 6-0.

Mr. **BASHORE** motioned to recommend approval of the plan, with county and township comments, seconded by Mr. **WASHBURN**. The motion passed 6-0.

OTHER BUSINESS

Mr. Bennett reported that the Charter Homes plan for Arcona 9.0 would likely be the only item for the following meeting.

NEXT MEETING

Mr. McCreary announced that the next meeting was scheduled for September 17, 2024.

ADJOURN

The meeting was adjourned at 7:37 PM