

## MINUTES

### **PLANNING COMMISSION**

### **LOWER ALLEN TOWNSHIP**

### **REGULAR MEETING**

**SEPTEMBER 17 , 2024**

**The following were in ATTENDANCE:**

#### **BOARD MEMBERS**

Brett McCreary, President  
Jay Blackwell  
Michael Washburn  
Brian Wickenheiser

#### **TOWNSHIP PERSONNEL**

Michael Knouse, P.E. Township Engineer  
Isaac Sweeney, Director, Community & Economic  
Development  
Renee' Greenawalt, Recording Secretary

#### **OTHER**

Commissioner Joe Swartz

### **CALL TO ORDER AND PROOF OF PUBLICATION**

Mr. McCreary called the September 17, 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. **WASHBURN** moved to approve the minutes of the August 20, 2024 Regular Meeting. Mr. **BLACKWELL** seconded. The motion carried 4-0.

### **NEW BUSINESS**

#### **SLD #2024-09 – Final Minor Subdivision Arcona Neighborhood 9**

Mr. Sweeney introduced the purpose of the plan, which is to subdivide Lot 9 into two parcels on Rossmoyne Road for the future Arcona Neighborhood Phase 9 by Charter Homes. The proposed plan is in the R-2 Zoning district, and Traditional Neighborhood Development Overlay. To summarize, he noted the intent was to divide the parcel from the Leshner Farm.

#### **Applicant Presentation**

Mr. David Kegrise, Town Square Engineering spoke on behalf of the applicant to confirm the purpose of the plan, and noted the future intent was to construct sixteen to eighteen single family homes on the parcel.

Mr. Anthony Feranda-Dietrich further clarified that the subdivision plan does not propose any land development at this time, but instead was to fulfill a contractual milestone in acquiring the parcel from the landowner. Phase 9 of the development plan will be proposed and submitted for consideration at a future meeting.

#### **Township Comments**

Mr. Knouse referenced the comment letter of September 13, 2024, noting the waiver requests were appropriate and supported, with a few minor notes and clarifications to be provided on the plan.

#### **Commissioner Comments**

Mr. Wickenheiser inquired about the contours of the proposed lot lines. Mr. Feranda-Dietrich stated that the lot lines were established together with the landowner who shared their desire to retain the natural features on the property, including the stream, pond, wetlands and other environmental features. He said it was important to the family for the natural features to be preserved.

Mr. Wickenheiser asked whether there was intent to develop another walking trail through the area. Mr. Feranda-Dietrich advised that a walking trail would be integrated into the area with connection to the rest of the neighborhood.

### **Recommendation on the Plan**

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

Mr. **WASHBURN** offered a motion to approve waiver of 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. **BLACKWELL** and passed 4-0.

Mr. **WASHBURN** offered a motion to approve waiver of Section 192-57.C.(8) – Curbing along the frontage of Rossmoyne Road. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

Mr. **WASHBURN** offered a motion to approve waiver of Section 192-57.C.(9) – Sidewalk along the frontage of Rossmoyne Road. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

Mr. **WASHBURN** offered a motion to recommend approval of SLD #2024-09 – Final Minor Subdivision Arcona Neighborhood 9, upon satisfactory completion of township and county comments. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

### **OTHER BUSINESS**

For transparency, Mr. Sweeney indicated the meeting agenda had been revised from what was published in advance, to reflect the corrected subdivision plan and waivers.

### **NEXT MEETING**

Mr. McCreary announced that the next meeting was scheduled for October 15, 2024.

### **ADJOURN**

The meeting was adjourned at 7:27 PM