

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING

February 18, 2025

7:00 PM

AGENDA

- 1. Call to Order.** Proof of Publication.
- 2. Reorganization**
 - A. Nomination and election for Chairman of the Planning Commission
 - B. Nomination and election for Vice Chairman of the Planning Commission
 - C. Nomination and election for Secretary of the Planning Commission
- 3. Approval of Meeting Minutes:** Regular meeting of November 19, 2024
- 4. Old Business**
 - A. SLD #2024-11 – Sheetz – Camp Hill (PA) Hartzdale Preliminary/Final Subdivision and Land Development Plan**

Purpose: To consolidate two existing lots into one lot, demolish the existing buildings and construct a gas station/convenience store located at 2501 Gettysburg Road. The proposed plan is in the C-2 Zoning District.

Modifications and Waiver Requests: The following modifications and waiver requests have been submitted for consideration:

- a. Section 192-30.A. – Submission of a Preliminary Plan
 - b. Section 192-57.C.(8) – Curbing along the frontage of Lebanon Avenue
 - c. Section 192-57.C.(9) – Sidewalks along the frontage of Lebanon Avenue
 - d. Section 192-58.E.(10) – Parking lot planting islands designed to collect stormwater
 - e. Section 192-59.C.(2) – Parking space size adjacent to end islands shall be an additional two feet in width
1. Applicant Presentation
 2. Township Staff Comments
 3. County Comments
 4. Commission Members Questions and Comments
 5. Public Comments
 6. **Action:** Recommendation of the proposed plan
- 5. New Business**
 - A. SLD #2025-01 – 702 Nailor Drive Townhomes for Reedlee Leasing, INC. Preliminary/Final Land Development Plan**

Purpose: To construct nine townhomes at 702 Nailor Drive. The proposed plan is in the R-3 Zoning District.

Modifications and Waiver Requests: The following modifications and waiver requests have been submitted for consideration:

- a. Section 192-30.A. – Submission of a Preliminary Plan
- b. Section 184-12.J. – Dewatering time greater than 72 hours
- c. Section 184-22.E.(11)(t) - Minimum 20' easements for stormwater management facilities

1. Applicant Presentation
2. Township Staff Comments
3. County Comments
4. Commission Members Questions and Comments
5. Public Comments
6. **Action:** Recommendation of the proposed plan

6. Other Business:

7. Next Meeting Date: March 18, 2025

8. Adjourn