

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING

March 18, 2025

7:00 PM

AGENDA

- 1. Call to Order:** Proof of Publication.
- 2. Approval of Meeting Minutes:** Regular meeting of February 18, 2025.
- 3. Old Business**
 - A. SLD 2024-02 – 1013 Saint Johns Road – Kindt Properties Preliminary/Final Subdivision and Land Development Plan**

Purpose: To consolidate three lots into one lot for the continued residential and accessory storage for the adjacent use. The proposed plan is located at 1013 Primrose Avenue and is in the C-2 General Commercial Zoning District.

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

- a. Section 192-30.A – Submit a preliminary plan
- b. Section 192-57.C.(8) – Curbing along the frontage of Primrose Avenue
- c. Section 192-57.C.(9) – Sidewalk along the frontage of Primrose Avenue and Saint Johns Road
- d. Section 192-57.B.(2)(h)[2] – Additional right-of-way width and cartway widening for the travel lanes along Primrose Avenue to St. Johns Road

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

4. New Business

A. SLD 2025-02 Robert and Catherine Sanford Final Minor Subdivision Plan

Purpose: To subdivide an existing 33.04-acre lot (Tax Parcel #13-11-0270-003) into two lots. Lot 1 will remain undeveloped, and Lot 2 is intended for a single-family detached dwelling unit. The proposed plan is located on Thompson Lane and is in the R-2 Single-Family Rural Residential Zoning District.

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

- a. Section 192-57.B.(2)(h)[2] – Additional right-of-way width for the travel lane along the frontage of Thompson Lane from 12’ to 8’
- b. Section 192-57.C.(13)(c)[1] – Additional right-of-way width for the travel lane along the frontage of Thompson Lane from 12’ to 8’
- c. Section 192-57.C.(8) – Curbing along the frontage of Thompson Lane
- d. Section 192-57.C.(9) – Concrete sidewalks along all the frontage of Thompson Lane

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: April 15, 2025

8. Adjourn