

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING

July 15, 2025

7:00 PM

AGENDA

- 1. Call to Order:** Proof of Publication.
- 2. Approval of Meeting Minutes:** Regular meeting of April 15, 2025.
- 3. Old Business**
- 4. New Business**

A. SLD #2025-03 – Wawa Store No. 8256 Preliminary/Final Land Development Plan

Purpose: To construct a Wawa gas station that includes a convenience store and fast-food restaurant. The property is located at 920 Century Drive and is in the C-2 General Commercial District.

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

- a. Section 192-30.A(2) – Submission of a Preliminary Plan
- b. Section 192-58.C.(5)(a) – Street trees along the frontage of Century Drive
- c. Section 192-58.E.(10) – Parking lot planting island be designed to collect stormwater
- d. Section 192-59.C.(2) – Parking spaces adjacent to planting islands be 2’ wider
- e. Section 184-14.A.(1) – No increase in post-development total stormwater runoff volume

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

B. SLD #2025-05 – 3240 Lisburn Road Preliminary/Final Subdivision Plan

Purpose: To subdivide the existing 4.45-acre lot into four single-family residential lots with two lots being designed as flag lots. The property is located at 3240 Lisburn Road and is in the R-2 Single-Family Rural Residential District.

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

- a. Section 192-30 – Submission of a Preliminary Plan
- b. Section 192-57.B.(2)(h)[2] and 192-57.C.(13)(c)[1] – Additional cartway width along the frontage of Lisburn Road
- c. Section 192-57.C.(8) – Providing concrete curbing along the frontage of Lisburn Road
- d. Section 192-57.C.(9) – Providing concrete sidewalks along the frontage of Lisburn Road
- e. Section 184-12 – Stormwater Management Plan

- 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

C. SLD #2025-06 1201 Saint Johns Road Final Land Development Plan

Purpose: To construct a 2,220 SF addition to the existing 7,200 SF commercial building. The property is located at 1201 St. Johns Road and is in the C-2 General Commercial District.

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

- a. Section 192-57.C.(1) – To provide improvements along the frontage of St. Johns Road
- b. Section 192-57.C.(8) – Providing concrete curbing along the frontage of St. Johns Road
- c. Section 192-57.C.(9) – Providing concrete sidewalks along the frontage of 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

5. Other Business

- 1. Zoning Ordinance Steering Committee

6. Next Meeting Date: August 19, 2025

7. Adjourn