

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING

August 19, 2025

7:00 PM

AGENDA

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

A. SLD #2025-04 – Liberty Forge Preliminary Land Development Plan

Purpose: To subdivide the existing lot into two (2) lots. Lot 1 will consist of the existing golf driving range, miniature golf course, and eating establishment. Lot 2 will consist of 137 single-family detached dwelling units and 56 attached twin side by side dwelling units for a total of 193 dwelling units. Lot 1 is located at 3921 Lisburn Road and Lot 2 is located at 3804 Lisburn Road. The subject lot is located R-2 Single-family Rural Residential District and Open Space Development Overlay District.

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

- a. Section 192-31.A – To provide existing conditions within 150’ of the boundary.
- b. Section 192-56.D & Section 192.57.B(1)(H)[1] – To provide a cul-de-sac for Links Drive to the property boundary.
- c. Section 192-57.B.(3)(c)[2] – To provide a maximum slope of 7% for the first 20’ of the driveways.
- d. Section 192-57.C.(1) – To widen the pavement width of Lisburn Road.
- e. Section 192-57.C.(1) – To provide a minimum center line radius of 260’ for Street D and Street E.
- f. Section 192-57.C.(1) – To provide a minimum stopping distance of 200’ for Street D and permit a stopping distance of 170’.
- g. Section 192-57.C.(6)(b)[3][a][i] – To provide a 150’ minimum offset between streets that intersect from the same street, and to permit 108’ where Street E and Street F intersect with Street D.
- h. Section 192-57.C.(8) – To provide curbing along Lisburn Road and Old Forge Road, and to provide eight inches (8”) vertical curbs along the streets.
- i. Section 192-57.C.(9) – To provide sidewalks along Lisburn Road and Old Forge Road, and private street frontages.
- j. Section 192.57.C.(9)(c) – To provide level landing areas where the sidewalk exceeds 5%.
- k. Section 192-58.C.(6) – To provide street trees within the public right-of-way or immediately outside the public right-of-way.

- l. Section 192.58.E.(10) & Section 192.59.C.(2) – To provide planting islands designated to collect stormwater and additional paving for parking spaces adjacent to parking islands.
- m. Section 192-63.C(12)(b), Section 184-19.G.(20) & Section 184-19.G.(21) – To provide pavement base drains in all proposed private streets.
- n. Section 192-63.A.(2)(a)[1], Section 184-19.G.(16), & Section 184-19.H.(7) – To provide Type C inlets tops with 10” reveal and to permit slant top inlets with no inlet sump for all inlets within private streets.
- o. Section 192-63.C(1)(a) – To provide sidewalks no closer than five feet (5’) from the curbline and permit sidewalks to be two feet (2’) from the curbline.
- p. Section 184-14 – To require stormwater volume and to permit MRC methodology.
- q. Section – 184-14 – To provide 75% release rate for two (2) years and within drainage area POA.002.

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

6. Next Meeting Date: September 16, 2025

7. Adjourn