

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING**

**November 18, 2025**

**7:00 PM**

**AGENDA**

- 1. Call to Order:** Proof of Publication.
- 2. Approval of Meeting Minutes:** Regular meeting of August 19, 2025.
- 3. Old Business**

**A. SLD #2025-04 – Liberty Forge Preliminary Subdivision & 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 192-57.C.(1) – To widen the pavement width of Lisburn Road.
- b. Section 192-57.C.(1) – To provide a minimum center line radius of 260' for Bermuda Lane and Patrons Way and replace with a 150' radius.
- c. Section 192-57.C.(6)(b)[3][a][i] – To provide a 150' minimum offset between the Bermuda Lane/Patrons Way and Clubhouse Court/Patrons Way intersections and replace with a 108' offset.
- d. Section 192-57.C.(8) – To provide curbing along Lisburn Road and Old Forge Road, and to provide eight inch (8") vertical curbs along the internal development streets and replace internal curbing with slant curbs.
- e. Section 192-57.C.(9) – To provide sidewalks along both sides of internal development streets, and frontages along Lisburn Road and Old Forge Road.
- f. Section 192-57.C.(9)(c) – To provide level sidewalk areas every 100' and replace with sidewalks to match road grade.
- g. 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.
- h. Section 184-14 – To require stormwater volume and to permit Pennsylvania Department of Environmental Protection's Managed Release Concept (MRC) methodology.
- i. 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.
- j. Section 192-57.C(12)(b), Section 184-19.G.(20) & Section 184-19.G.(21) – To

provide pavement base drains in all proposed private streets.

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 #2025-07 – Allen Middle School Preliminary/Final Land Development Plan**

**Purpose:** To demolish existing buildings on the subject lot and to construct building additions to the Middle School. The Middle School is located at 4225 Gettysburg Road and located in the R-1 Single-family Established Residential District.

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

- a. Section 192-35.A.(2) – Submission of a Preliminary Plan
- b. Section 192-57.C.(1) – To provide additional right-of-way and cartway along the frontage of Gettysburg Road and Slate Hill Road.
- c. Section 192-57.C.(8) – To provide additional curbing along the frontage of Gettysburg Road, Old Slate Hill Road, and Slate Hill Road.
- d. Section 192-57.C.(9) – To provide additional sidewalks along the frontage of Gettysburg Road and Old Slate Hill Road
- e. Section 192-58.C.(5)(a) – To provide additional street trees.
- f. Section 192-59.C.(1) – To provide an additional two-feet of paving for parking spaces adjacent to the end islands.
- g. Section 184-17.B – To provide post-development peak discharge rates for all design storms to be no greater than 75% of pre-development peak discharge rates.
- h. Section 184-14 – To provide volume control requirements and replace with several Manage Release Concepts (MRC) stormwater management basins.

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:** December 16, 2025

#### **7. Adjourn**