

## MINUTES

### **PLANNING COMMISSION**

### **LOWER ALLEN TOWNSHIP**

### **REGULAR MEETING**

**April 15, 2025**

**The following were in ATTENDANCE:**

#### **BOARD MEMBERS**

Brett McCreary, Chair  
Jay Blackwell  
Kathleen Hall  
Brian Wickenheiser

#### **TOWNSHIP PERSONNEL**

James Bennett, Township Planner  
Michael Knouse, P.E. Township Engineer  
Isaac Sweeney, Director, Community & Economic  
Development  
Renee' Greenawalt, Recording Secretary

#### **OTHER**

Commissioner Joe Swartz  
Steve Hoffman – Cumberland County Planning Dept.

#### **CALL TO ORDER AND PROOF OF PUBLICATION**

Mr. McCreary called the April 15, 2025, meeting of the Lower Allen Township Planning Commission to order at 7:00 pm. He announced that proof of publication was available for review.

#### **APPROVAL OF MEETING MINUTES**

Mr. **BLACKWELL** motioned to approve the minutes of the March 18, 2025, Regular Meeting. Mr. **WICKENHEISER** seconded. The motion passed 4-0.

Mr. McCreary introduced a new Planning Commission member, Kathleen Hall.

#### **NEW BUSINESS**

##### **SLD #2024-05 –Capital City Mall Preliminary/Final Subdivision Plan**

Mr. Bennett introduced the item. The proposed subdivision plan is located at 3410 Hartzdale Drive and subdivides the Sportsman's Warehouse and associated parking from the Capital City Mall property. It is in the C-4 Commercial District. Two variances have been granted for the proposed lot sizes

##### **Applicant Presentation**

Mr. Matthew Kinney from Pennoni Associates, Inc. presented a summary of the proposed plan on behalf of their clients, PREITT Services, owner of the property. They are seeking approval of a waiver and the plan. The main objective is to subdivide the lot that houses the Sportsman's Warehouse from the rest of the property. The Zoning Hearing Board approved waivers related to parking spaces, and adjustments to setbacks and landscaping on February 15, 2024.

##### **Township Comments**

Mr. Bennett referenced the comment letter of March 14, 2025, noting two zoning comments related to the front yard setback and the lot lines shown on the plan, as well as a copy of the Zoning Hearing Board decision.

Cumberland County comments include the requirement to provide the electronic AutoCAD files prior to or at the time of recording the plan. Additionally, all traffic control devices must be indicated on the plan.

##### **Commissioner Comments**

Mr. McCreary asked why the subdivision was requested. Mr. Kinney indicated that PREITT Services intended to sell the property.

### **Recommendation on the Plan**

Hearing no further discussion, the Planning Commission members addressed the requests for waivers and recommendations on the plan.

Mr. **BLACKWELL** offered a motion to approve the waiver of Section 192-30.A. – Submission of a Preliminary Plan. The motion was seconded by Mr. **WICKENHEISER** and passed 4-0.

Mr. **BLACKWELL** made a motion to approve the plan with respect to township and county comments. The motion was seconded by Mr. **WICKENHEISER** and passed 4-0.

### **OTHER BUSINESS**

#### **SLD #2025-02 Robert and Catherine Sanford Final Minor Subdivision Plan**

Mr. Bennett introduced the item. The plan proposes to subdivide a tract of residential land into two lots. The plan requires a planning waiver and non-building declaration for the residual lot to remain an undeveloped 31.72-acre lot along Thompson Lane.

Mr. **MCCREARY** offered a motion to approve a planning waiver and non-building declaration for SLD #2025-02 Robert and Catherine Sanford Final Minor Subdivision Plan. The motion was seconded by Mr. **WICKENHEISER** and passed 4-0.

### **NEXT MEETING**

Mr. McCreary announced that the next meeting was scheduled for May 21, 2025. Mr. Sweeney noted that plans from Wawa and Liberty Forge may be submitted before the next meeting.

### **ADJOURN**

The meeting was adjourned at 7:18 PM.