

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

July 15, 2025

The following were in ATTENDANCE:

BOARD MEMBERS

Brett McCreary, Chair
Jay Blackwell
Kathleen Hall
Jeff Logan

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 July 15, 2025, meeting of the Lower Allen Township Planning Commission to order at 7:02 pm. He announced that proof of publication was available for review.

APPROVAL OF MEETING MINUTES

Mr. **LOGAN** motioned to approve the minutes of the April 15, 2025, Regular Meeting. Mr. **BLACKWELL** seconded. The motion passed 4-0.

NEW BUSINESS

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

Applicant Presentation

Mr. John Murphy, Alpha Consulting Engineers, Inc, introduced the item. The plan proposes subdividing a property located in the R-2 District at 3240 Lisburn Road into four single-family residential lots, including two flag lots. Four waivers have been requested. He noted a preference to defer rather than request a waiver for the stormwater management plan. Addressing the remaining comments, he indicated the sewage planning was completed and the Highway Occupancy Permit (HOP) application had been submitted, noting that PennDOT requires the lots to be created before issuance of the HOP for the two shared driveways. The properties will be connected to public sewer and will maintain private wells.

Township Comments

Mr. Knouse referenced the comment letter of June 13, 2025, noting staff supports the four waivers and deferral of the stormwater management plan.

Commissioner Comments

Mr. Logan asked if there was any sidewalk along Lisburn Road to be connected and the applicant replied there was not.

Ms. Hall referenced the Lower Allen Township Comprehensive Plan and the Cumberland County Regional Trails Master Plan noting priority for trails along Lisburn Road and asked if there was any plan to provide pedestrian or bike lanes along the road or connection points to Arcona. Mr. Murphy suggested that he would follow up with staff to investigate that further.

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 recommend approval of a waiver of Section 192-30.A. – Submission of a Preliminary Plan. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to recommend approval of waiver of Section 192-57.B.(2)(h)[2] and 192-57.C.(13)(c)[1] – Additional cartway width along the front of Lisburn Road. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to recommend approval of a waiver of Section 192-57.C.(8) – Providing concrete curbing along the frontage of Lisburn Road. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to recommend approval of a waiver of Section 192-57.C.(9) – Providing concrete sidewalks along the frontage of Lisburn Road. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to recommend approval of a waiver a deferral of Section 184-12 – Stormwater Management Plan. The motion was seconded by Mr. **LOGAN** and passed 4-0.

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

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

Applicant Presentation

Jeff Kolva, owner of 1201 St. Johns Road, presented the plan located in the in the C-2 General Commercial District. The purpose is to construct a 2,220 SF addition to the existing 7,200 SF commercial building. Three waivers are requested.

Township Comments

Mr. Knouse referenced the comment letter of June 11, 2025, and expanded upon the requested waivers to include improvements to the adjacent street, curbing and sidewalk and street trees along the frontage, all of which are consistent with the previously approved plan. He also noted the requirement for parking lot planting islands since the driveway will be created adjacent to the parking spaces into the new building. The remaining comments from the township and county are primarily administrative.

Commissioner Comments

Ms. Hall asked if the proposed plan would create additional traffic. The property owner noted it would not.

Recommendation on the Plan

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

Mr. **LOGAN** offered a motion to approve waiver of Section 192-57.C.(1) – To provide improvements along the frontage of St. Johns Road. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

Mr. **LOGAN** offered a motion to approve waiver of Section 192-57.C.(8) – Providing concrete curbing along the frontage of St. Johns Road. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

Mr. **LOGAN** offered a motion to approve waiver of Section 192-57.C.(8) – Providing concrete curbing along the frontage of St. Johns Road. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

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

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

Applicant Presentation

Mr. John Andrews, attorney with McNees Wallace on behalf of the developer who is contracted with Wawa to lease and manage the site presented the plan. The plan proposes to construct a Wawa gas station that includes a convenience store and fast-food restaurant on the property located at 920 Century Drive in the C-2 General Commercial District. The building will be just over 6000 square feet and will include eight, double sided gas pumps under a canopy to the south of the store. Fifty parking spaces will be provided. Special exceptions were granted through zoning relief for a parking reduction, and variances for completing construction within the required zoning permit timeframe and the height of the dumpster enclosure from six to eight feet. There are three access drives including a right-in only from Century Drive, and two full movement access drives along Century Drive. Mr. Andrews summarized the five waivers being requested, noting some relationship with existing utility easements. He also addressed a traffic comment related to the intersection with Woodland Street, exiting the Wesley Park Plaza and Exxon. The traffic impact study concluded that there could be a potential degradation in the level of service for left turn movements coming out of Woodland onto Wesley Drive. A gap study was conducted to determine if there were adequate gaps in traffic moving east and west to allow for the left turn movements. That study concluded that there were adequate gaps.

Township Comments

Mr. Knouse referenced the comment letter of June 9, 2025, and noted that staff did support the requested waivers with the justification provided. The remaining comments from the township and county are related to existing easements and primarily administrative items.

Commissioner Comments

Members discussed the potential impact on the level of service for the left turn movements from Woodland onto Wesley Drive and the results of the gap study indicating there would be acceptable levels of gaps in traffic. Mr. Craig Mellott, traffic engineer with TPD, noted that an alternative had been suggested that would restrict any left-hand turns from Woodland, however the concern regarding the negative impact that might have on existing retailers in that location made that alternative undesirable. He noted that that gap study sufficiently demonstrated the existing left turn could remain functional in a safe manner.

Mr. McCreary asked for additional details about what would be planted along the street frontage. Mr. Eric Clase, from Gilmore & Associates, Inc, indicated that shrubs and bushes would be planted just inside the easement, and showed a rendering to identify the location impacted by the utility easement.

Commissioner Swartz inquired about pedestrian access to the store. The applicant indicated that internal crosswalks could be installed from the sidewalk to facilitate access.

Public Comment

Mr. Remin Peppy, resident of the Bethany Village retirement community and expressed his concern about the potential noise, traffic and light to be caused by the proposed development. He suggested that if the project were to be approved, to include additional shielding and fencing to block the noise and light that would cause concern.

Mr. Fred Sepin, on behalf of the adjacent property, asked for a copy of the stormwater improvement plan to be shared with him. Mr. Clase noted a copy of the plan would be shared. He also explained the stormwater improvements associated with the proposed plan.

Members also discussed the proposed lighting associated with the Wawa store. Ms. Lauren Hess with Gilmore Associates explained the luminous standards on the lighting plan which demonstrated that luminosity would comply with ordinance standards.

Recommendation on the Plan

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

Ms. **HALL** offered a motion to recommend approval of waiver of Section 192-30.A. – Submission of a Preliminary Plan. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Ms. **HALL** offered a motion to recommend approval of waiver of Section 192-58.C.(5)(a) – Street trees along the frontage of Century Drive. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Ms. **HALL** offered a motion to recommend approval of waiver of Section 192-58.E.(10) – Parking lot planting island be designed to collect stormwater. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Ms. **HALL** offered a motion to recommend approval of waiver of Section 192-59.C.(2) – Parking spaces adjacent to planting islands be 2’ wider. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Ms. **HALL** offered a motion to approve waiver of Section 184-14.A.(1) – No increase in post-development total stormwater runoff volume. The motion was seconded by Mr. **LOGAN** and passed 4-0.

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

OTHER BUSINESS

Zoning Ordinance Steering Committee

Mr. Bennett introduced the Zoning Ordinance Steering Committee. He expressed appreciation to Ms. Hall and Mr. Logan for participating as the Planning Commission representatives on the new committee, which is meeting monthly. The committee will systematically review each of the zoning districts and make recommendations to be considered by the Board of Commissioners. The project will take approximately a year and a half to complete and is funded partially by grants. The committee intends to model changes to be aligned with the township’s comprehensive plan.

NEXT MEETING

Mr. McCreary announced that the next meeting is scheduled for August 19, 2025. Mr. Bennett noted that the plans from Liberty Forge could be on the agenda if enough of the comments have been addressed.

ADJOURN

The meeting was adjourned at 8:16 PM.