

## MINUTES

### **PLANNING COMMISSION**

### **LOWER ALLEN TOWNSHIP**

### **REGULAR MEETING**

**March 18, 2025**

**The following were in ATTENDANCE:**

#### **BOARD MEMBERS**

Brett McCreary, Chair  
Jay Blackwell  
Jeff Logan  
Michael Washburn

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

#### **NEW BUSINESS**

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

##### **Applicant Presentation**

Mr. John Murphy from Alpha Consulting Engineers, Inc. presented a summary of the proposed plan on behalf of their clients, Robert and Catherine Sanford, to subdivide an existing 33.04-acre lot located on Thompson Lane, into one single family residential lot and the residual land is to remain undeveloped. The property is zoned as single family residential.

##### **Township Comments**

Mr. Knouse referenced the comment letter of March 13, 2025, noting that staff were in support of the modification requests that were submitted, and noted several minor administrative items.

There were no additional comments offered by Cumberland County.

##### **Commissioner Comments**

There were none.

##### **Recommendation on the Plan**

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

Mr. **WASHBURN** offered a motion to approve waiver of Section 192-57.B.(2)(h)[2] – Additional right-of-way width for the travel lane along the frontage of Thompson Lane from 12' to 8'. The motion was seconded by Mr. **BLACKWELL** and passed 4-0.

Mr. **WASHBURN** offered a motion to approve waiver of Section 192-57.C.(8) – Curbing along the frontage of Thompson Lane. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **WASHBURN** offered a motion to approve waiver of Section 192-57.C.(9) – Concrete sidewalks along all the frontage of Thompson Lane. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **WASHBURN** 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.

## **OLD BUSINESS**

### **SLD 2024-02 Kindt Properties Preliminary/Final Subdivision and Land Development Plan**

#### **Applicant Presentation**

Mr. Adam Davis from Hyland Engineering presented a summary of the proposed plan on behalf of their client. The proposed plan is to consolidate 3 lots into one for the continued residential and accessory storage for the adjacent use. The proposed plan is located at 1013 Primrose Avenue, within the C-2 general commercial zoning district. He noted minor improvements for the property and resolution of prior issues identified by the township. There is one-way access offered at Saint Johns Road and an expansion of existing access off Primrose Avenue.

#### **Township Comments**

Mr. Knouse referenced the comment letter of March 17, 2025, noting it reflected review #3 to resolve zoning issues. He reviewed each of the waiver requests and noted that staff were supportive of the requests. The priority is to ensure that all the previously built structures are properly permitted. Most of the other comments were administrative in nature.

One remaining comment by Cumberland County was to provide electronic AutoCAD files of the plan either prior to or at recording of the plan.

#### **Commissioner Comments**

Mr. Logan asked if public safety access to the site had been resolved. Mr. Davis reported that the turning movement template had been provided and would confirm proper submission.

Commissioner Swartz asked for some clarification on how the non-conforming structures abutting the property were being addressed. Mr. Knouse explained that stormwater management was accounted for in the plan.

#### **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 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 approve waiver of Section 192-57.C.(8) – Curbing along the frontage of Primrose Avenue. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to approve waiver of Section 192-57.C.(9) – Sidewalks along the frontage of Primrose Avenue and Saint Johns Road. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** offered a motion to approve waiver of Section 192-57.B.(2)(h)[2] – Additional right-of-way width and cartway widening for the travel lanes along Primrose Avenue to St. Johns Road. The motion was seconded by Mr. **LOGAN** and passed 4-0.

Mr. **BLACKWELL** made a motion to approve the plan contingent upon satisfactory completion of township and county comments, and for all zoning issues to be addressed. The motion was seconded by Mr. **LOGAN** and passed 4-0.

### **OTHER BUSINESS**

Mr. Bennett introduced the new township manager, Rebecca Davis, to the Planning Commission members. She also noted that the Board of Commissioners would be discussing the existing vacancy and a possible appointment for the Planning Commission.

Mr. Bennett noted that upcoming plans included a proposed Wawa on Century Drive.

Members also discussed the possibility of a future plan being by Liberty Forge to develop a 55+ community across the entire golf course property, with primary ingress and egress from Lisburn Road. Public water connection was also likely to be proposed. Director Sweeney noted that no official plan had been submitted yet.

### **NEXT MEETING**

Mr. McCreary announced that the next meeting was scheduled for April 15, 2025.

### **ADJOURN**

The meeting was adjourned at 7:21 PM.