

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING**

**March 17, 2026**

**7:00 PM**

**AGENDA**

- 1. Call to Order:** Proof of Publication
- 2. Reorganization**
  - A. Nomination and election for Chairman of the Planning Commission
  - B. Nomination and election for Vice Chairman of the Planning Commission
  - C. Nomination and election for Secretary of the Planning Commission
- 3. Approval of Meeting Minutes:** Regular meeting of November 18, 2025
- 4. Old Business**
- 5. New Business**

**A. SLD #2025-08 –960 Century Drive Final Minor Subdivision Plan**

**Purpose:** The plan proposes subdividing one (1) existing lot that currently has two (2) office buildings into two (2) lots with one (1) office building per lot. A variance was granted on February 19, 2026 from Section 220-60.B. Minimum Lot Width. The proposed plan is located at 960 Drive and is in the C-2 Zoning District. No waivers have been requested for the plan.

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

**B. SLD #2026-02 – North American Coffee Partnership Final Minor Subdivision Plan**

**Purpose:** The plan proposes combining Lot 1, part of Lot 2, and Lot 3 to create two (2) new lots. Lot 1 will be 5.73 acres and Lot 2 will be 12.84 acres. The proposed plan is located at 4825 Gettysburg Road and is in the C-2 Zoning District and the I-1 Zoning District.

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

- a. Section 192-57.B.(2)(h)(2) and Section 192-57.C.(13)(c)(1) – Additional right-of-way and cartway width along the frontage of Audubon Road
- b. Section 192.57.C.(8) and Section 192.57.C.(9) – Curb and sidewalk improvements along all adjacent 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

**C. Presentation of SLD #2026-01 – Remaining Arcona Neighborhoods 3, 4, 5, 6, & 7 Preliminary Subdivision and Land Development Plan, and Remaining Arcona Neighborhoods 3, 4, 5, & 6 only Final Subdivision and Land Development Plan**

**Purpose:** The plan proposes 44 single-family detached dwelling units, 88 single-family attached units, seven (7) mixed-use units, a commercial building, two (2) office buildings, a neighborhood shopping center, and 12 open space areas. Phases 3, 4, 5, and 6 have been submitted as a preliminary/final plan. Phase 7 has been submitted as a preliminary plan only. The proposed plan is located on Rossmoyne Road and Lisburn Road, and is in the R-2 Zoning District as part the Traditional Neighborhood Development Overlay (TND).

1. Applicant Presentation (for information purposes only)
2. Commission Members Questions and Comments
3. Public Comments
4. **Action:** Table

**6. Other Business**

- A. Zoning Ordinance Text Amendment Discussion
- B. Subdivision and Land Development Ordinance Text Amendment Discussion
- C. Cumberland County Planning Commission University

**7. Next Meeting Date:** April 21, 2026

**8. Adjourn**