

**LOWER ALLEN TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING**

**April 21, 2026**

**7:00 PM**

**AGENDA**

- 1. Call to Order:** Proof of Publication
- 2. Reorganization:** Reorganization of regular Planning Commission Members and alternate Planning Commission Members
- 3. Approval of Meeting Minutes:** Regular meeting of March 17, 2026
- 4. Old Business**
- 5. New Business**

**A. SLD #2026-01 – Arcona Neighborhoods 3, 4, 5, and 6 Preliminary/Final Subdivision and Land Development Plan**

**Purpose:** The plan includes Phases 3, 4, 5, and 6 as part of the Arcona Overall Master Plan. The plan proposes 44 single-family detached dwelling units, 88 single-family attached dwelling units, seven (7) mixed-use units, two (2) office buildings, a commercial building, and 12 open space areas. 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).

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

1. Section 192-24.C. – Preliminary Plan
2. 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 Rossmoyne Road and Lisburn Road.
3. Section 192.57.C.(8) – Curbing along Rossmoyne Road and Lisburn Road.
4. Section 192.57.C.(9) – Sidewalk installation along Rossmoyne Road and Lisburn Road.
5. Section 192-58.E.(10) – Planting islands for Phase 5 and Phase 6.
6. Section 192-63.A.(3) – Concrete curbing requirements of PennDOT Publication 408 and permit Belgian Block curbing.
7. Section 192-68.B.(3) – Minimum centerline of 165’ and permit a centerline radius of 125’ for Fernline Trail.
8. Section 192-57 – On-street parking along Strong Road.
9. Section 184-19.G.(20) – Installation of pavement underdrain at all low points of a street profile in accordance with PennDOT specifications.
10. Section 184-19.G.(21) – Installation of pavement base drain on a street profile in accordance with PennDOT specifications.

- a. Applicant Presentation
- b. Township Staff Comments
- c. Planning Commission Members Comments
- d. Public Comments
- e. **Action:** Discussion and recommendations for the proposed waivers.
- f. **Action:** Recommendation of approval for SLD #2026-01 – Arcona Neighborhoods 3, 4, 5, and 6 Preliminary/Final Subdivision and Land Development Plan.
  - (i) Satisfy all remaining comments listed on Rettew’s review letter dated April 16, 2026.
  - (ii) Satisfy all remaining comments listed on Cumberland County Planning Department’s review letter dated January 5, 2026.

**B. SLD #2026-03 – Arcona Neighborhood 7 Preliminary Subdivision and Land Development Plan**

**Purpose:** The plan is part of the Arcona Overall Master Plan and proposes 60,000 square feet of neighborhood commercial uses. The plan includes a shopping center between four buildings and a convenience store. 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).

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

- 1. 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 Rossmoyne Road and Lisburn Road.
- 2. Section 192.57.C.(8) – Curbing along Rossmoyne Road and Lisburn Road.
- 3. Section 192.57.C.(9) – Sidewalk installation along Rossmoyne Road and Lisburn Road.
- 4. Section 192-58.E.(10) – Planting islands to provide drainage.

- a. Applicant Presentation
- b. Township Staff Comments
- c. Planning Commission Members Comments
- d. Public Comments
- e. **Action:** Discussion and recommendations for the proposed waivers.
- f. **Action:** Recommendation of approval for SLD #2026-03 - Arcona Neighborhood 7 Preliminary Subdivision and Land Development Plan.
  - (i) Satisfy all remaining comments listed on Rettew’s review letter dated April 14, 2026.
  - (ii) Satisfy all remaining comments listed on Cumberland County Planning Department’s review letter dated April 7, 2026.

**6. Other Business**

**A.** Zoning Ordinance Text Amendment Discussion

**B.** Subdivision and Land Development Ordinance Text Amendment Discussion

**7. Next Meeting Date:** May 20, 2026

**8. Adjourn**