

**LOWER ALLEN TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING

July 21, 2026

7:00 PM

AGENDA

- 1. Call to Order:** Proof of Publication.
- 2. Approval of Meeting Minutes:** Regular meeting of May 20, 2026.
- 3. Old Business**
- 4. New Business**

A. SLD #2026-04 – Liberty Forge Phase 1 Final Subdivision & Land Development Plan

Purpose: To subdivide the existing lot into two lots with Lisburn Road being the new east and west boundary line. Proposed Lot 1 will be located east of Lisburn Road and will continue the existing uses of a golf driving range, miniature golf course, and an eating establishment. Proposed Lot 2 will be located west of Lisburn Road with 45 single-family detached dwelling units and eight (8) single-family attached dwellings units. The proposed plan is located at 3804 Lisburn Road and is in the R-2 Zoning District with Lot 2 being designed under the Open Space Development District (OSD).

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

1. Section 192-57.C.(1) – To provide an increase in the pavement width of Lisburn Road along the frontage of the lot, and in the alternate at the entrance provide a left turn lane on Lisburn Road with additional pavement widening.
2. Section 192-57.C.(8) – To provide curbing along Lisburn Road and Old Forge Road, and eight inch (8”) vertical curbs along the internal development streets, and in the alternate install internal slant curbing for all internal development streets.
3. Section 192-57.C.(9) – To provide sidewalks along both sides of internal development streets, and frontages along Lisburn Road and Old Forge Road, and in the alternate replace with five foot (5’) wide sidewalks on one side of all internal development streets, a six foot (6’) wide trail in open space areas, a 10’ wide trail along the north side of Lisburn Road, and a deferral of providing sidewalks along Lisburn Road and Old Forge Road.
4. Section 192-57.C.(9)(c) – To provide level sidewalk areas every 100’, and in the alternate replace with sidewalks to match road grade.
5. Section 192-63.C.(1)(a) – To provide sidewalks no closer than five feet (5’) from the curbline, and in the alternate replace with sidewalks at two feet (2’) from the curbline.
6. Section 184-14 – To require the removal of stormwater volume, and in the alternate permit Pennsylvania Department of Environmental Protection’s Managed Release

Concept (MRC) methodology.

7. Section 192-63.A.(2)(a)[1], Section 184-19.G.(16), & Section 184-19.H.(7) – To provide Type C inlets tops with 10” reveal, and in the alternate permit slant top inlets to match the proposed curbing.
 8. Section 192-57.C.(12)(b) & Section 184-19.G.(21) – To provide pavement base drains in all proposed internal development streets, and in the alternate permit the installation of pavement base drains at all low points of the streets.
- a. Applicant Presentation
 - b. Township Staff Comments
 - c. County Comments
 - d. Commission Members Comments
 - e. Public Comments
 - f. Action: Recommendation of approval for SLD #2026-04 Liberty Forge Phase 1 Final Subdivision & Land Development Plan.
 - (i) Satisfy all remaining comments listed on Rettew’s review letter dated July 9, 2026.
 - (ii) Satisfy all remaining comments listed on Cumberland County Planning Department’s review letter dated July 7, 2026.

5. Other Business

6. Next Meeting Date: August 18, 2026.

7. Adjourn