

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

March 17, 2026

The following were in ATTENDANCE:

COMMISSION MEMBERS

Brett McCreary, Chairman
Brian Wickenheiser, Vice Chairman
Jay Blackwell, Secretary
Katie Hall
Jeff Logan

TOWNSHIP PERSONNEL

Jim Bennett, Planner
Mike Knouse, P.E., Township Engineer

OTHER

Joe Swartz, Township Commissioner
Steve Hoffman, Cumberland County
Planning Manager

CALL TO ORDER

Mr. Bennett called the meeting of the Lower Allen Township Planning Commission to order at 7:00 PM. Proof of publication is available.

REORGANIZATION

Mr. Bennett announced the reorganization of the Planning Commission for 2026.

Mr. WICKENHEISER motioned to nominate and elect Mr. Brett McCreary as Chairman. Mr. BLACKWELL seconded the motion. Motion carried, 5-0.

Mr. MCCREARY motioned to nominate and elect Mr. Brian Wickenheiser as Vice Chairman. Mr. BLACKWELL seconded the motion. Motion carried, 5-0.

Mr. WICKENHEISER motioned to nominate and elect Mr. Jay Blackwell as Secretary. Ms. HALL seconded the motion. Motion carried, 5-0.

APPROVAL OF MEETING MINUTES

Mr. BLACKWELL made a motion to approve the minutes of November 18, 2025. Mr. WICKENHEISER seconded the motion. Motion carried, 5-0.

OLD BUSINESS

Mr. Bennett stated that there is nothing to discuss.

NEW BUSINESS

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.

Applicant Presentation

Adam Davis, P.E. of Highland Engineering presented the plan. The plan subdivides the current lot with two existing office buildings into two separate lots. He mentioned that they were granted a Lot Width Variance from the Zoning Hearing Board at the February 19, 2026 meeting. They also received Township Staff's latest review letter.

Township Staff Comments

Mr. Knouse referenced the comment letter dated March 11, 2026. He stated that all technical comments have been satisfied and that the remaining comments are administrative only, including completion of certificates and agreements.

County Comments

Mr. Hoffman stated that there is nothing else beyond the Cumberland County Subdivision and Land Development Review Report.

Commission Members Questions/Comments

Mr. Logan asked what the current use was. Mr. Davis responded that they are both used as professional offices, with one possibly being renovated for a different tenant.

Public Comments

There were none.

Action: Recommendation of the Proposed Plan

Hearing no further discussion, Mr. **BLACKWELL** made a motion to approve SLD #2025-08: 960 Century Drive Final Minor Subdivision Plan subject to Township Staff and Cumberland County Planning Department comments. Mr. **WICKENHEISER** seconded the motion. Motion carried, 5-0.

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.

Application Presentation

Todd Smeigh, P.E. of D. C. Gohn Associates Inc, presented the plan. The Board of Commissioners approved the vacancy of a portion of Old Gettysburg Road Right-of-Way (ROW) in late 2025. The plan subdivides a portion of the drainage easement and the portion of Old Gettysburg Road ROW and adds it to the current Dairy Farmers of America property, leaving two separate lots. He mentioned that there are no construction plans currently but will address additional stormwater later. He briefly discussed the waiver requests submitted.

Township Staff Comments

Mr. Knouse referenced the comment letter dated March 10, 2026. He stated that Township Staff support the waiver requests submitted. There are several zoning comments related to documentation. The subdivision and land development comments are mostly administrative or addressed by the requested waivers.

County Comments

Mr. Hoffman stated that he had no comments.

Commission Members Questions/Comments

Ms. Hall asked for the reasoning of the sidewalk and street improvement waivers. Mr. Smeigh responded that Audobon Road is a dead-end road serving as secondary access for the other commercial businesses. The plan does not propose construction or adding pedestrian or vehicular traffic to the current flow. Ms. Hall asked what the current number of employees is for the Dairy Farmers of America site. Mr. Smeigh provided the employee numbers by shift as well as pedestrian traffic. Ms. Hall asked what the proposed use of the lots were. Mr. Smeigh stated that there are no plans for the vacant lot and pointed out the stormwater BMP. He showed the Dairy Farmers of America lot and explained their need for green space for their trailers. Ms. Hall asked how this plan fits into the Gettysburg Road Corridor Plan. Mr. Knouse stated that this section of the road was not included in the corridor plan.

Commissioner Swartz asked if the plan would cause a change in zoning after the stormwater lot is added to the Dairy Farmers of America lot. Mr. Knouse and Mr. Bennett responded that the zoning remains as is and would only change if there was an official map change. Commissioner Swartz noted in relation to sidewalks that there could be a change in the traffic during lunch hours with the proposed Wawa at Century and Wesley Drive.

Public Comments

There were none.

Action: Recommendation of the Proposed Plan

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

Mr. **BLACKWELL** made a motion to approve waiver of Section 192.57.C.(8) and Section 192.57.C.(9) – Curb and sidewalk improvements along all adjacent streets. Mr. **WICKENHEISER** second the motion. Motion carried, 5-0.

Mr. **BLACKWELL** made a motion to approve waiver of 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. Mr. **WICKENHEISER** second the motion. Motion carried, 5-0.

Mr. **BLACKWELL** made a motion to approve SLD #2026-02 – North American Coffee Partnership Final Minor Subdivision Plan subject to Township Staff and Cumberland County Planning Department comments. Mr. **WICKENHEISER** seconded the motion. Motion carried, 5-0.

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 dwelling 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 of the Traditional Neighborhood Development Overlay (TND).

Applicant Presentation (for information purposes only)

Anthony Faranda-Diedrich of Charter Homes and Neighborhoods presented the plan. He displayed and described an overall map of the Arcona real estate with existing and proposed. He explained Phases 3 and 4 are residential, Phase 5 is residential with a commercial building. Phase 6 will have two office buildings, and Phase 7 will be commercial with the potential for a convenience store/gas station and larger neighborhood shopping center. He discussed why Phase 7 is only a preliminary plan submission. He mentioned that they held neighborhood meetings for the residents of Arcona and they are working to address comments.

Township Staff Comments

Mr. Knouse and Mr. Bennett stated that they have no comments.

County Comments

Mr. Hoffman mentioned connecting to other trails from different developments, and especially over the future Turnpike bridge. He asked if there would be any recreational amenities and features on the east side of the railroad tracks. Mr. Faranda-Diedrich explained they already have some features built, including parks and trails, and showed their locations.

Commission Members Questions/Comments

Chairman McCreary asked if a clocktower would be included in Phase 5 after previous discussions had mentioned one. Mr. Faranda-Diedrich said he was not aware of it and would find out more. Chairman McCreary asked if they were taking away a temporary entrance due to the plan showing green in that space and raised safety concerns. Mr. Faranda-Diedrich explained that they plan to widen Rossmoyne Road to make room for turn lanes into the neighborhoods. He said he could look into possibly getting some bollards and chains to prevent non-emergency usage of the gravel entrance in the meantime.

Mr. Logan thanked Charter for their neighborhood meetings. He brought up several points: (1) streetlights out the roundabout of Rossmoyne and Lisburn Road, (2) possible crosswalks for pedestrians around the Arcona and Lisburn Road roundabout, (3) widening roads to accommodate parking in Phase 5, and (4) having overflow parking in Phase 6 until the office building construction occurs. Mr. Logan asked when the Strong and Rossmoyne Road roundabout would be constructed. Mr. Faranda-Diedrich explained that it will most likely start in

two years, around when they jump from Phase 4 to Phase 5. Mr. Logan mentioned having some form of a maintenance building or shed to prevent outsourcing. Mr. Logan asked if the trail in the nature space would be paved. Mr. Faranda-Diedrich said a portion of it will be, and showed the trail location on the plan.

Chairman McCreary asked about a possible shutdown of Rossmoyne Road for the construction of the Strong and Rossmoyne Road roundabout. Mr. Faranda-Diedrich stated they have not gotten that far in the planning but mentioned the idea of a bypass road to accommodate.

Ms. Hall asked when the Traffic Impact Study will be incorporated into Phase 7 and if they see it drawing in an outside crowd with the neighborhood residents. Mr. Faranda-Diedrich explained that it is currently being done and feels it will draw in visitors traveling on Rossmoyne and Lisburn Road.

Vice Chairman Wickenheiser asked if PENNDOT has any concerns about the proximity of the roundabouts. Mr. Faranda-Diedrich said that PENNDOT does have concerns and explained the position of the Strong and Rossmoyne Road intersection met separation requirements. Vice Chairman Wickenheiser asked if they did any market analysis to see if there is a demand for commercial office space. Mr. Faranda-Diedrich said they have not but have discussed the sizing. Vice Chairman Wickenheiser brought awareness of lighting levels and noise for the proposed gas station/convenience store.

Commissioner Swartz asked if the remaining Phases would be done all at once or phased in gradually. Mr. Faranda-Diedrich confirmed the construction would be phased in. Commissioner Swartz wanted to note on that since he thinks there may be some objections to submitting all the Phases together as a final. He then shared his thoughts on pedestrian access and customer traffic with the established Crossroads businesses and the proposed mixed-use businesses. Mr. Faranda-Diedrich commented that their ethos is they want to encourage people to walk and want to provide a place for them to do so.

Public Comments

Betsy Metz of 1318 Barnard Street thanked CED Director Isaac Sweeney for his assistance in giving her information and answering questions, as well as Charter for their neighborhood meetings. She then shared her concerns about turning left out of Arcona onto Rossmoyne Road and hoped for a possible solution.

Crystal Magill of 3207 Shultz Place thanked Charter for their presentation. She then shared her concerns about parking and the traffic on Lisburn Road, referring to several incidents she witnessed.

Action: Table the Proposed Plan

Mr. **WICKENHEISER** made a motion to table SLD #2026-01 – Remaining Arcona Neighborhoods 3, 4, 5, 6, & 7 Preliminary Subdivision and Land Development Plan. Mr. **BLACKWELL** second the motion. Motion carried, 5-0.

OTHER BUSINESS

Zoning Ordinance Text Amendment Discussion

Mr. Bennett introduced a Zoning Ordinance text amendment for data centers and asked for the Commission Members to review and provide input for the April 21, 2026 meeting. Explained how data centers are permitted by right in the zoning districts not suited for the use, and staff are looking to make data centers to be permitted by conditional use only in selected nonresidential zoning districts. Mr. Hoffman provided insight from touring a large data center complex in Virginia.

Subdivision and Land Development Ordinance Text Amendment Discussion

Mr. Bennett introduced the Subdivision and Land Development Ordinance text amendment for commercial recreation fees and asked for the Commission Members to review and provide input for the April 21, 2026 meeting. Discussed how the Township is a net importer of jobs, which leads to more nonresidents using the parks and other recreation facilities. Commission Members were asked to consider the best method to collect the Fee in lieu of, and staff recommended by square footage of the new structures of a land development plan.

Cumberland County Planning Commission University

Mr. Bennett introduced the Cumberland County Planning Department's Planning Commission University to the Commission Members. Mr. Hoffman provided details of the training intended for planning commission members and other municipal officials.

NEXT PLANNING COMMISSION MEETING

Chairman McCreary stated that the next meeting of the Planning Commission is scheduled for Tuesday, April 21, 2026, at 7:00 PM.

ADJOURNMENT

Mr. **WICKENHEISER** made a motion to adjourn. Mr. **BLACKWELL** seconded the motion. Motion carried, 5-0. Meeting adjourned at 8:55 PM.