

MINUTES

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

SPECIAL MEETING

AUGUST 18, 2008

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

TOWNSHIP PERSONNEL

John T. Titzel
Lloyd W. Bucher
Peddrick M. Young, Sr.
H. Edward Black
Dan Christ

Thomas Vernau, Manager
Jan Faust, Assistant Manager
Daniel Flint, Community Development
Danna Lutes, Township Secretary
John Eby, Planning and Zoning Coordinator
Ashley Sides, Assistant Recording Secretary

President TITZEL called the Special Meeting of the Board of Commissioners of Lower Allen Township to order at 7:30 p.m. followed by an opening prayer and the Pledge of Allegiance. He announced Proof of Publication was available for review.

This meeting was scheduled to continue the June 30, 2008 Special Meeting review of the Zoning Ordinance text and amendments that were prepared by staff to provide additional information requested by the Commissioners, to address new issues that have arisen since the last Special Meeting, and to formulate policy guidance for several Map and Text issues.

Discussion: Sexually Oriented Business (SOB's):

John Eby advised the Board at the June 30, 2008 meeting that staff was asked to do some research and some mapping was done. The Staff's recommendation would be to delete SOB's out of I1 because the district does not allow the typical uses that are required for typical SOB's such as, a place of public assembly. Township staff did however recommend them in the I3 and C4 District which is mixed use Commercial and Industrial where the Commercial use is permitted and is compatible with the types of building uses necessaries for the SOB's to be established. A review of the zoning map took place to illustrate areas in which SOB's could be situated in the township.

Staff purposed that all accommodation of these solutions be provided due to limited land area available. The Township has 6,500 acres and only 2 acres that SOB's can make use of. Staff is also interested in narrowing the scope of a public building on the Final Draft that will build up the percentage points to the available land area to help wholesale chains.

Extensive discussion ensued.

Commissioner YOUNG moved to reduce the isolation distances but not places where the SOB's can be located. Commissioner CHRIST seconded the motion. Motion carried: 5-0

Discussion: Drive –thru business permitted in Mixed Use Neighborhood

John Eby advised the Commissioners that the current R-3 Residential Neighborhood is being renamed MUN, or Mixed Use Neighborhood. Currently the township allows drive-thru uses for banks and service business's, but not restaurants. There would be some restrictions and guidelines such as: freestanding pedestals or sign boards with loudspeakers would not be permitted, hourly restrictions, and screening and buffering requirements would apply to all property lines adjacent to residential uses.

Discussion ensued.

Discussion: Office Uses in the I-1 General Industrial District:

John Eby advised the Commissioners that the permitted use section of the I1 district was recently amended to allow up to 40% of an office area to support operation of an industrial use to be occupied by non-associated office uses. This allows an industry to lease the other part of office space to outside entities.

Staff recommends repeating or referencing the list of permitted uses that will be allowed in the C3 Business Park district. Examples include: public administration, management of companies and enterprises, informational, educational, professional, scientific and technical services, finance, and insurance.

Discussion: Add an omitted use to C3 Business Park District:

John Eby advised the Commissioners that an important use currently allowed in the C-3 district was inadvertently left out of the last ordinance draft. Staff recommends adding the sub-sector 493 in district C-3, Warehousing and Storage.

Discussion: R-3 Multifamily Residential District (former R-4):

Staff is proposing to add mobile home parks as a permitted use. These residential parks are currently only in the R3 district. Recommendation is also made to pull out TND and make it an R3 district because this area already allows nonresidential uses.

Discussion: Self Storage Facility:

John Eby advised the Commissioners to allow Self Storage Facilities where we allow warehousing and storage facilities. Staff recommends allowing these type of facilities in C2 keeping in mind that the new ordinance in C2 a General Commercial District is a catch all as opposed to the area around the mall where regional retail is becoming the new C4.

Staff recommends a change in height allowance as well as a change to the maximum storage unit area. At this time however staff does not have an exact number, but will look further into this.

Discussion: Opportunities for multi-user, off premise signs to identify C-4 Regional Commercial Business:

John Eby advised the Commissioners that because there is such a high traffic volume in certain areas such as Capital City Mall, The Bon-Ton, Borders, and Trinity High School the township should consider allowing additional signage and off premises directional signage which would have to be within 1 mile of the uses that are on the sign with name and logo only and distance direction only 10 sq. ft. per face limit, and limit of 4 signs per property, but reduce height restriction.

Discussion: Map Changes proposed since the last Special Meeting:

Daniel Flint presented a map showing all zones in Lower Allen Township. Staff is recommending that the portion of the Bethany Village West campus that will be isolated by construction of a new road extending from Wesley Drive/Century Drive intersection to Gettysburg Rd. be changed from C2 to R3. Also, that a new boundary following the Cedar Run Tributary and Rana Villa subdivision boundary making one side Commercial and one side Residential. The also recommend that the area along Spanglers Mill Road, between the Lisburn intersection and Yellow Breeches Creek bridge, would be changed from I2 to C3 Business Park.

Mr. Eby advised the Commissioners a Final Draft Map and Final Draft Text will be prepared for distribution to Lower Allen Township Planning Commission and Cumberland County Planning Commission for review and comment.

ADJOURN:

The Special Meeting of the Board of Commissioners adjourned at 9:00 pm.

ATTENDANCE REGISTER

An attendance register is made part of these minutes.