

**MINUTES**

**BOARD OF COMMISSIONERS  
AND  
PLANNING COMMISSION**

**LOWER ALLEN TOWNSHIP**

**SPECIAL MEETING**

**October 31, 2007**

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

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

TOWNSHIP PERSONNEL

Thomas Vernau, Manager  
Daniel Flint, Community Development  
John Eby, Township Planning and  
Zoning Coordinator  
Steven P. Miner, Solicitor  
Trudy Metzel, Recording Secretary

PLANNING COMMISSION

Brett McCreary, Chairman  
Richard Jones  
Geir Magnusson

President TITZEL called the Special Meeting of the Board of Commissioners and the Planning Commission of Lower Allen Township to order at 7:00 p.m. He announced Proof of Publication was available for review. The Special Meeting was for discussion on the implementation of the 2006 Comprehensive Plan update.

Commissioner BLACK was absent with excuse.

**2006 COMPREHENSIVE PLAN UPDATE IMPLEMENTATION OUTLINE**

Mr. Flint reminded the Board that a complete update to the Comprehensive Plan was adopted by the Board of Commissioners in August 2006. During the past year, Staff has been working toward full implementation of that Plan. There will be several hearings as the process progresses.

**Revisions to Zoning Districts (Text Changes)**

1. R-3 Neighborhood Residential: Change District name to Mixed Use Neighborhood (MUN). Allows commercial uses but does not change the concept.
2. R-4 Multi-Family Residential: Change identification to R-3 to keep numerical sequence.
3. R1-P: Planned Single-Family Residential: Delete

Vice-President BUCHER asked if residents and homeowners in those areas lose any protection/s. Currently, a hearing is required when a change is requested in a PRD. Mr. Flint advised the Board that a hearing would no longer be required, but the developer would be bound by the PRD plan as far as building setbacks, etc. Anything that occurred in the past is still enforceable by the landowners whether or not it is called a PRD.

4. Add C-4 Regional Commercial as a new Zoning District.

#### **Overlay Districts (Do Not Necessarily Show-Up on the Zoning Map)**

1. Existing Overlay Districts:
  - a. Floodplain District.
  - b. Airport Hazard Overlay District: Required by PENNDOT. May be restrictions on both uses and heights.
  - c. Non-Use Overlay District.
2. Proposed New Overlay Districts:
  - a. Conservation Subdivision: Applicable in R-1, R-2 and R-3 Districts as a permitted use.
  - b. Traditional Neighborhood Development: Applicable in R-1, R-2 and R-3 Districts as a conditional use.
  - c. Traditional Neighborhood Redevelopment: Applicable in R-1, R-3 and MUN Districts as a conditional use. Staff is attempting to incorporate the concepts of the Traditional Neighborhood Development into existing neighborhoods that want to do some redevelopment.

#### **Proposed Zoning Map Revisions**

1. Beacon Hill: Change PRD and R-1P to R-3. Areas that are higher density (townhouses and multi-family units) would be R-3 and single dwelling detached units would be R-1.
2. Quarry Parcel: Change I-2 to R-1.
3. SCIC: Change a portion of R-2 to C-3 (two locations).
4. Linda Lane Area: Change I-1 to I-3. Would allow a mix of industrial and commercial uses.
5. Trinity High School Parcel: Change R-3 to C-4.
6. Vicinity of Route 15 Interchange and Capital City Mall: Change C-2 to C-4.
7. Hartzdale Drive Corridor: Change C-2 and I-1 to I-3.
8. Lisburn Road/St. Johns Road: Change R-1P to R-3.
9. Gettysburg Road Opportunity Zone: Change R-1 to MUN.
10. United Methodist Home for Children: Change R-1 to R-3.

11. Lisburn Road, North of Turnpike: Change I-1 to R-3.
12. Lisburn Road/Rossmoyne Road: Change C-1 to R-2.
13. Lower Allen Community Park and Adjacent Parcels: Change R-1 to R-2.
14. Gettysburg Road/Wesley Drive (Bethany Village complex). There is triangular area that Bethany Village does not intend to develop; they intend to sell the property. Change R-4 to C-2.

### **Proposed Official Map Revisions**

1. Roads:
  - a. Rossmoyne Road Location.
  - b. Lower Allen Drive Extension to Lisburn Road.
  - c. Connection from Lower Allen Drive to Yetter Court.
  - d. Lower Allen Drive Extension through SCIC.
  - e. Note: Existing Roads on Official Maps that will remain:
    - (1) Gettysburg Road Relocation at Wesley Drive.
    - (2) Westport Drive Extension to Slate Hill Road.
  
2. Trails:
  - a. Beacon Hill.
  - b. Bethany Village West Cottages.
  - c. Wass Park/Shireman Manor.
  - d. Century Drive/S. West Avenue.
  - e. Allen Middle School.
  - f. Kensington Drive/Westport Drive.
  - g. Westport Business Center Loop.
  - h. Norfolk Southern Corridor – Westport to Upper Allen Township.
  - i. Cedar Spring Run Trail.
  - j. SCIC to Fish and Boat Facility.
  - k. Lower Allen Community Park to Yellow Breeches Park (mostly along the creek).
  - l. Lower Allen Community Park to Main Street (Lisburn).
  - m. Fire Company Property to the end of Brenda Avenue Connecting with Lower Allen Community Park.
  
3. Future Parks:
  1. Lisburn/Spanglers Mill Road on SCIC Property.

### **Proposed Zoning Ordinance Amendments**

A detailed review on the following will be presented to the Board of Commissioners and the Planning Commission at a later date:

1. Incorporation of three new Overlay Zoning Districts.
2. Provide list for itemized ordinance review.

**Proposed Subdivision and Land Development Ordinance Amendments**

1. Complete rewrite of the SLD Ordinance being worked on by a consultant as well as in-house:
  - a. New Street Standards.
  - b. New Section on Pedestrian and Trail Facility Standards.
  - c. New Section of Landscape Standards.
  - d. New Section on Site Standards.
  - e. New Section with Construction Standards.

**Proposed Stormwater Management Ordinance Amendments**

1. Incorporate some features from the Pennsylvania Department of Environmental Protection's Stormwater BMP Manual.
  - a. Change Groundwater Recharge Requirements to Volume Control.
  - b. Modify Water Quality Requirements.
  - c. Modify Exemption Requirements.
  - d. Move Drainage Design Criteria from SLD Ordinance to SWM Ordinance.

**Proposed Right-of-Way Ordinance Amendments**

1. Significant rewrite of Streets and Sidewalks Ordinance to be a comprehensive Right-of-Way ordinance.
  - a. Access Management.

**ANY BUSINESS PERTINENT TO THE TOWNSHIP**

President TITZEL asked if anyone in the audience would like to address the Board on any business pertinent to the Township.

There was no response.

**ADJOURN TO EXECUTIVE SESSION**

The Special Meeting of the Board of Commissioners and Planning Commissioner adjourned at 9:05 p.m.

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