

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

April 17, 2007

The following were in ATTENDANCE:

PLANNING COMMISSION

TOWNSHIP PERSONNEL

Brett McCreary
Richard Jones
Geir Magnusson
Donald Dentler
Dr. Jean Dyszel

Dan Flint, Township Planning and Zoning
Coordinator
Peddrick Young, Liaison
Jennifer Nolan-Straub, Cumberland
County Planning Commission
Trudy Metzel, Recording Secretary

Mr. McCreary called to order the April 17, 2007 meeting of the Lower Allen Township Planning Commission.

APPROVAL OF MINUTES

Approval of December 19, 2006 Regular Meeting Minutes

Mr. Magnusson moved to approve the Minutes of the December 19, 2006 Regular Meeting of the Planning Commission as corrected. Mr. Dentler seconded the motion. Motion carried 5-0.

Approval of February 20, 2007 Regular Meeting Minutes

Mr. Magnusson moved to approve Minutes of the February 20, 2007 Regular Meeting of the Planning Commission as corrected. Dr. Dyszel seconded the motion. Motion carried 5-0.

OLD BUSINESS

SLD #2006-09 – Revised Final Land Development Plan for Westport Lot #11

Mr. Flint advised the Board that the Applicant requested this plan be tabled.

Dr. Dyszel moved to tabled SLD #2006-09, the Revised Final Land Development Plan for Westport Lot #11. Mr. Magnusson seconded the motion. Motion carried 5-0.

NEW BUSINESS

SLD #2007-03 – Final Land Development Plan for Brewhouse Grille

John Murphy, Alpha Engineers, identified himself and Dan Jordan, also from Alpha Engineers, to the Board.

Mr. Murphy further advised that waivers from the requirement to submit a Preliminary Plan as well as sidewalk. The Applicant has proposed an area striped for pedestrian access on the existing pavement, in lieu of sidewalk.

Mr. Murphy acknowledged receipt of Staff and County comments and will work with Mr. Flint to address the outstanding comments.

Staff Comments

Mr. Flint advised the Board that existing non-conformities are not being increased with this plan. Most of the comments are adding notes to the Plan.

County Comments

Mrs. Nolan-Straub's asked if the proposed impervious area is the same as the existing impervious area. Mr. Murphy advised that it is and a note will be added to the Revised Plan. The rest of Ms. Nolan-Straub's comments have been addressed or are minor in nature.

Board Comments

Mr. Jones asked Mr. Murphy is there was any difficulty addressing any of the comments. Mr. Murphy stated there was not.

Mr. Jones asked Mr. Flint if any of the zoning comments would be subject to review by the Zoning Hearing Board. Mr. Flint advised that Zoning Hearing Board review was not required.

Mr. Jones asked if there should be a note on the Plan that this is a continuing non-conforming use. Mr. Flint stated that such a note should be added. Mr. Murphy advised the note would be added.

Mr. Magnusson moved to recommend a waiver of the requirement to submit a Preliminary Plan. Dr. Dyszel seconded the motion. Motion carried 5-0.

Mr. Jones moved to recommend a waiver of the requirement to provide sidewalk. Mr. Dentler seconded the motion. Motion carried 5-0.

Mr. Jones moved to recommend approval of SLD #2007-03 – Final Land Development Plan for Brewhouse Grille. Mr. Magnusson seconded the motion. Motion carried 5-0.

OTHER BUSINESS

County Planning Commission Outreach Meetings

Mr. Flint advised the Board that locations for the County Planning Commission Outreach Meetings have not yet been determined. Locations are normally determined two weeks prior to the meeting.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 8:00 p.m.