

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

June 19, 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 Zoning
and Zoning Coordinator
Trudy Metzel, Recording Secretary

Mr. McCreary called to order the June 19, 2007 meeting of the Lower Allen Township Planning Commission.

Mr. Dentler arrived following the approval of the Minutes from the May 15, 2007 Regular Meeting.

APPROVAL OF MINUTES

Approval of May 15, 2007 Regular Meeting Minutes

Mr. Jones moved to approve the Minutes of the May 15, 2007 Regular Meeting of the Planning Commission as submitted. Mr. Magnusson seconded the motion. Motion carried 4-0.

OLD BUSINESS

There was no old business before the Board.

NEW BUSINESS

SLD #2007-04 – Minor Subdivision Plan for Rossmoyne Business Center – Lot #A-2A

Michael Brill, J. Michael Brill & Associates, identified himself to the Board.

Mr. Brill advised the Board that the High Group would like to subdivide the existing Lot #A-2A into two lots, separating the existing buildings 5010 Ritter Road and 5020 Ritter Road. The tract of land is approximately 7 acres and would be subdivided into two lots separating the group of buildings.

Mr. Brill advised that the following waivers were requested: (1) requirement to submit a Preliminary Plan; (2) requirement to provide the Owner's dedicatory statement; and (3) requirement to show contours on the plan.

Mr. Brill acknowledged receipt of comments from both the Township and the County. He sees no problem with Township comments.

With regard to the four County Comments:

- 1. Parking Data in table form as it relates to the actual spaces on the plan.**
Mr. Brill advised that the number of spaces do match. Mr. Flint counted the spaces, as did Mr. Brill.
- 2. Front yard and parking area landscaping requirements as per Zoning 220-157.A&B.**
Mr. Brill advised that this is an existing non-conformance and no development whatsoever is being proposed. Mr. Brill suggested putting a note on the plan indicating the non-conformance.
- 3. Agreement with respect to maintenance for the common access easement.**
Mr. Brill advised that this agreement should not be a problem.
- 4. Plan be signed, notarized and reduced for recording.**
Mr. Brill had no problem with complying with this comment.

Staff Comments

Mr. Flint advised the Board that the Plan is straightforward. One thing looked for in this type of plan is that non-conformities will not be created that do not already exist. This project has been designed so that does not happen. The property line has been located so that the two new lots will be in conformance with the zoning ordinance.

Mr. Flint further advised that there were a few minor comments. Regarding the County's parking space comment, a few new spaces were added on existing pavement (no new construction, no new pavement) and at first were difficult to find on the plan.

Mr. Flint advised that the Applicant requested waivers from other ordinance requirements, but those waivers are not necessary, as they are not applicable to this plan. If those waivers are on the plan, they should be removed.

County Comments

The Cumberland County representative was not present but the following comments were submitted for the record:

1. The number of spaces listed in the Parking Data on Sheet 3 for Lot A-2A-1 does not match the number of spaces shown on the plan. This discrepancy should be rectified.
2. How will the front yard and parking area landscaping requirements be met for the proposed lots? (Zoning 220-157.A&B).
3. An agreement for the use and maintenance of the access easement should be included with this plan.
4. The plan must be signed, notarized, and reduced for recording.

Board Comments

Mr. Magnusson asked if there are two buildings on the same lot. Mr. Brill confirmed that there are. Mr. Magnusson asked if it is rather uncommon. Mr. Brill advised that there are actually three buildings on one lot.

Mr. Magnusson asked if there are future plans for building. Mr. Brill advised that it couldn't happen.

Mr. Jones asked Mr. Flint if County's Comment regarding front yard and parking area landscaping requirement is an issue. Mr. Flint responded that there is probably sufficient front yard landscaping. It is only a 5% requirement and there is a fairly large parking lot. Whatever is existing, it is not being changed and will remain a non-conformity.

Mr. Jones asked Mr. Flint if an agreement for the use and maintenance of the access easement is necessary. Mr. Flint responded that there should be some language and sometime it is included with notes on the plan rather than a separate agreement.

Mr. Jones asked Mr. Brill if there was a problem showing the dimensions of the proposed new marked parking spaces (Zoning 220-194.L) on the Plan, per Staff's Comment. Mr. Brill advised there would be no problem.

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

Mr. Jones moved to recommend approval of a waiver of the requirement to provide the Owner's dedicatory statement. Dr. Dyszel seconded the motion. Motion carried 5-0.

Mr. Jones moved to recommend approval of a waiver of the requirement to show contours on the plan. Mr. Dentler seconded the motion. Motion carried 5-0.

Mr. Jones moved to recommend approval of SLD #2007-04, Minor Subdivision Plan for Rossmoyne Business Center – Lot #A-2A, subject to items #3 and #4 of the County Comments and approval of the waivers requests. Mr. Dentler seconded the motion. Motion carried 5-0.

OTHER BUSINESS

Mr. Flint advised the Board that the Leshner/Detwiler Farm at the intersection of Rossmoyne and Lisburn Roads that a developer has the property under contract. The developer will be conducting a design charette with Township personnel and design personnel on July 16, 17 & 18. They are looking for alot if input, including input on how to develop the plan. Mr. Flint advised that there would be a significant road design change. A written invitation will be forthcoming. Discussion ensued.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 7:52 p.m.