

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

August 21, 2007

The following were in ATTENDANCE:

PLANNING COMMISSION

TOWNSHIP PERSONNEL

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

John Eby, Township Planning/Zoning Coordinator
Peddrick Young, Board of Commissioner Liaison
Brian Dickson, Cumb. Co. Planning Commission
Danna S. Lutes, Township Secretary
Flora Dasher, Assistant Recording Secretary

Mr. McCreary called to order the August 21, 2007 meeting of the Lower Allen Township Planning Commission at 7:30 p.m.

APPROVAL OF MINUTES

Approval of July 17, 2007 Regular Meeting Minutes

MR. MAGNUSSON moved to approve Minutes of the July 17, 2007 Regular Meeting of the Planning Commission. **DR. DYSZEL** seconded the motion. Motion carried 5-0.

OLD BUSINESS

No items on the agenda.

NEW BUSINESS

Discussion RE: SLD# 2007-06-Final Subdivision Plan for Leshner Subdivision

Bill Allen from J. Haines Shertzer, representing the Leshners', spoke on a subdivision plan to divide a property at the township line.

Members received a copy of the "Lower Allen Township Community Development Department Plan Review".

Mr. Eby commented that since there is not any development proposed and no sidewalks or curbs, that under the waivers section number 1, waiver for requirement to provide curbs, and waiver number 2, waiver for requirement to provide sidewalks, that these are recommended by staff for approval.

In regard to waiver number 3, plan size requirement, which states a maximum plan size of 18" x 24" this is the maximum size in order for the County to record it and they recommended against granting the waiver.

1. General Comments should indicate the Plan Index has six plan sheets instead of four.
2. Zoning comment # 1 - does not apply because there is no development post.
3. Zoning comment # 2 - the zoning data on the cover sheet should be in accordance with Section 220-31, for lots without public water or sewer this should just document that the project is in compliance with the code section and zoning and it does not have public water and sewer.
4. Final plan notes need added for Storm Water Management and sanitary sewer indicating that they are not going to increase sewerage flow, this is a non building note.

These items need corrected to move on. Upper Allen has a Planning Commission recommendation for approval and this will be reviewed in two weeks.

Mr. Dickson recommends that the issue of sidewalks be deferred instead of being waived because of future developments that may warrant the need for sidewalks.

Mr. Jones stated that this is a simple subdivision, transferring property from one area to the other and he feels there is no reason to waive a requirement for curbs because there is no land development involved. He feels that when there is a land development program where actual infrastructure is being placed, then these issues should be brought up. Mr. Jones agrees with staff that any request for the plan size requirement not be granted at this stage.

Mr. Magnusson asked if they can take all the notes that are now on the front page and make a fifth page with the notes only and then put it on the 18" x 24" without being so small. Mr. Allen replied this could be done, but said that they customarily try to place as many notes as they can on the cover sheet. Mr. Magnusson agrees that there is no need for waivers of the sidewalks and this will come later.

Mr. Dentler was concerned if requirements were waived now, would there be an option later to recommend curbs and sidewalks and could this possibly be construed that it was granted for the whole entire plan. Mr. Eby suggested to tailor the notes so it is more like a non-building waiver where the sidewalk and curb installation is waived at this time for this particular plan, but will be reconsidered when development plans come in.

MR. JONES made a motion with regard to waiver #1, requirement to provide curbs, and to waiver #2, requirement to provide sidewalks, subject to a note being added to the plan indicating that this is not a waiver for future land development. **MR. MAGNUSSON** seconded the motion. Motion carried 4-0.

MR. JONES made a motion recommending to the Board of Commissioners that waiver # 3, plan size requirement, which states a maximum plan size of 18" x 24", that the request not be granted.

MR. DENTLER seconded the motion. Motion carried 4-0.

MR. JONES made a motion recommending to the Board of Commissioners that the plan for the two lot subdivision of the Leshler property be approved; subject to the comments of the County and staff.

DR. DYSZEL seconded the motion. Motion carried 4-0.

**Discussion RE: SLD# 2007-07-Preliminary/Final Subdivision Plan for Anna V. Carey Estate
- 1909 Sheepford Road**

Mr. Eby reported to the Planning Commission he had received a fax from Ms. Carey requesting that discussion regarding SLD #2007-07 Preliminary/Final Subdivision Plan for Anna V. Carey Estate, 1909 Sheepford Road be moved to the September Planning Commission meeting because Mr. Gary Carey had to go out of town.

MR. JONES made a motion to table this plan. **MR. DENTLER** seconded the motion.
Motion carried 4-0.

OTHER BUSINESS

Discussion RE: Liberty Forge

Commissioner Young commented that township staff did not receive the packet of information that each Board member received at their homes. Mr. Eby noted that also a draft amendment was handed out to the Board at the Public Hearing. Mr. John Williams from Liberty Forge spoke at the public hearing. The Board of Commissioners asked questions and each resident had five minute to speak. Dr. Dyszel asked what happens next. Mr. Eby stated that Liberty Forge has submitted changes to the amendment and this will be taken to the next Board of Commissioners meeting to be forwarded to Planning Commission and the County.

ADJOURN

The meeting of the Planning Commission adjourned at 8:15 p.m.