

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

October 16, 2007

The following were in ATTENDANCE:

PLANNING COMMISSION

TOWNSHIP PERSONNEL

Brett McCreary
Richard Jones
Geir Magnusson
Dr. Jean Dyszel

Daniel Flint, Township Planning and
Zoning Coordinator
Peddrick Young, Jr., Liaison
Diane Myers-Krug
Trudy Metzler, Recording Secretary

Mr. McCreary called the October 16, 2007 meeting of the Lower Allen Township Planning Commission to order at 7:30 p.m.

Mr. Dentler was absent with excuse.

APPROVAL OF MINUTES

Approval of August 21, 2007 Regular Meeting Minutes

Mr. Magnusson moved to approve the Minutes of the August 21, 2007 Regular Meeting of the Planning Commission as submitted. Dr. Dyszel seconded the motion. Motion carried 4-0.

OLD BUSINESS

SLD #2007-09 – Revised Preliminary/Final Land Development Plan for Oakwood Center

Judith A. Kennerdell, RLA, with H. Edward Black and Associates identified herself to the Board.

Ms. Kennerdell advised the Board that this plan is an addition to the Oakwood Center, additional parking and ancillary storm-water system.

Staff Comments

Mr. Flint advised the Board that the Commission reviewed the plan last month. Revised plans were submitted.

County Comments

There were no comments from Cumberland County Planning Commission.

Board Comments

Mr. Jones inquired if the Erosion and Sediment Pollution Control Plan has been submitted to the County for approval. Ms. Kennerdell advised that the plan would be submitted within the next two days.

Mr. Jones inquired if there was any problem with the Maintenance and Monitoring Agreement. Ms. Kennerdell advised that there was no problem with the Agreement or any of the comments.

Mr. Magnusson inquired if there was any sidewalk on the Oakwood Center side. Ms. Kennerdell responded that there was no sidewalk in that development, which is the basis for the request for a waiver from the requirement to install sidewalks.

Mr. Jones moved to recommend approval of a waiver of the requirement to submit a Preliminary Plan. Mr. Magnusson seconded the motion. Motion carried 4-0.

Mr. Jones moved to recommend approval of a waiver of the requirement to install sidewalks. Dr. Dyszel seconded the motion. Motion carried 4-0.

Mr. Jones moved to recommend approval of SLD #2007-09, the Revised Preliminary/Final Land Development Plan for Oakwood Center as submitted subject to the corrections and additions that are necessary from Staff comments and County comments. Mr. Magnusson seconded the motion. Motion carried 4-0.

NEW BUSINESS

SLD #2007-11 – Final Land Development Plan for Hampton Inn

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

Mr. Brill advised the Board that the Hampton Inn proposed to construct an addition to its lobby area at the existing hotel in the Rossmoyne Business Center. The additional lobby size would be 590 square-feet. In addition, two loading spaces would be constructed.

Mr. Brill further advised that two waivers are being requested: (1) waiver from the requirement to submit a Preliminary Plan; and (2) waiver from the requirement to provide sidewalks.

Mr. Brill acknowledged receipt of comments from the Township and had no problem addressing those comments. Mr. Brill also acknowledged receipt of comments from the County and had no problem addressing those comments with the exception of the comment pertaining to providing the Township with additional storm-water impacts from increased site coverage. The addition is less than 1,000-square-feet of impervious coverage.

Staff Comments

Mr. Flint advised the Board that the plan is very simple and straightforward. The addition is less than 600 square-feet so the impacts are very minimal. There are no additional rooms or meeting space so there is no traffic or impact to the infrastructure. The notes are minor in nature, primarily notes for the plan.

County Comments

Comments from the County were general housekeeping comments.

Board Comments

Mr. McCreary inquired the reason for the addition. Mr. Brill explained that the Hampton Inn has a continental breakfast and the existing area becomes congested, resulting in the need for more room in the lobby.

Mr. Magnusson moved to recommend approval of a waiver from the requirement to submit a Preliminary Plan. Mr. Jones seconded the motion. Motion carried 4-0.

Mr. Magnusson moved to recommend approval of a waiver from the requirement to provide sidewalks. Mr. Jones seconded the motion. Motion carried 4-0.

Mr. Magnusson moved to recommend approval of SLD #2007-11, the Final Land Development Plan for Hampton Inn subject to the comments of Staff and County. Dr. Dyszel seconded the motion. Motion carried 4-0.

OTHER BUSINESS

Mr. Flint introduced Diane Myers-Krug, who will be representing the Cumberland County Planning Commission through December.

Mr. Flint reminded the Board of the upcoming joint meeting with the Board of Commissioners being held on October 31, beginning at 7:00 p.m. in the Commissioners Meeting Room.

Mr. McCreary inquired as to the process for Liberty Forge since it will come back to the Planning Commission. Mr. Flint advised the Board that the Board of Commissioners directed Staff to assemble a panel, consisting of citizens and Liberty Forge people, to work out a

compromise on the change to the open space section of the Zoning Ordinance. The panel consists of ten (10) residents and Liberty Forge representatives. The facilitator was Peter Marshall, retired Borough Manager from State College. The first meeting of the panel took place October 15. Mr. Flint further advised that there will probably be a second meeting within the next two weeks. Discussion ensued.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 7:51 p.m.