

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

December 19, 2006

The following were in ATTENDANCE:

PLANNING COMMISSION

TOWNSHIP PERSONNEL

Richard Jones
Geir Magnusson
Donald Dentler

John Eby, Township Planning and
Zoning Coordinator
Peddrick Young, Liaison
Jennifer Nolan-Straub, Cumberland
County Planning Commission
Scott Duncanson, Recreation and Parks
Board
Robert Pelles, Recreation and Parks Board
Donna Paul, Township Representative
Thomas Vernau, Township Manager
Trudy Metzel, Recording Secretary

Mr. Jones called to order the December 19, 2006 meeting of the Lower Allen Township Planning Commission.

Mr. McCreary and Dr. Dyszel were absent with excuse.

APPROVAL OF MINUTES

Approve August 15, 2006 Regular Meeting

Mr. Magnusson moved to approve the Minutes of the August 15, 2006 Regular Meeting as submitted. Mr. Jones seconded the motion. Motion carried 3-0.

Approve October 17, 2006 Regular Meeting

Mr. Magnusson moved to table the Minutes of the October 17, 2006 Regular Meeting. Mr. Dentler seconded the motion. Motion carried 3-0.

OLD BUSINESS

There was no old business before the Board.

NEW BUSINESS

SLD #2006-19 – Preliminary/Final Land Development Plan for Texas Roadhouse

Carrie Heller of GreenbergFarrow identified herself to the Board and advised the Board that the Applicant proposed to build a Texas Roadhouse Restaurant in the corner of the existing Bon Ton Department Store parking lot, which is currently unused parking and is paved but not stripped.

Ms. Heller further advised that a lease agreement is in place providing cross-access between all users. The landlord will maintain ownership of this pad; Texas Roadhouse will be leasing the pad.

Staff Comments

Mr. Eby advised the Board that the Applicant is well on the way in resolving a number of Staff comments.

Mr. Eby advised Ms. Heller that a copy of the lease agreement is required by the Township for review by the Solicitor and Township Engineer.

Mr. Eby advised Ms. Heller that sign permits are addressed through a separate submission and the freestanding sign is to be removed from the plan.

Regarding Sewage Planning, Mr. Eby advised the Board that the Applicant has submitted the postcard and it has been submitted to DEP and Lower Allen Township Authority.

County Comments

Mrs. Nolan-Straub's major comment concerned loading and unloading spaced. Ms. Heller advised that two (2) loading spaces have been added in the revised plan. .

Board Comments

Mr. Jones inquired if the Applicant met with PENNDOT regarding its proposed modifications to Rt. 15 and how it may or may not affect the property. Ms. Heller advised that the Applicant has PENNDOT's plans and the plans have been aligned. The Applicant's engineers have also had preliminary discussions with PENNDOT concerning the storm-water being redirected.

Mr. Jones stated outside of being Chairman of this particular meeting, he was somewhat taken aback by the number comments that are involved with this project. He advised Ms. Heller that it is not the way business is conducted. The Planning Commission likes to see a plan that is essentially clear so that when a recommendation of a plan is made to the Board of Commissioners, they do not need to do a study to determine if everything has been addressed. While a lot is cosmetic, there are substantial changes that require further study.

Mr. Jones asked Mr. Eby is there was anything in the Zoning Comments that would indicate this plan would need to go before the Zoning Hearing Board. Mr. Eby replied that there was not.

Mr. Dentler inquired what information has been received from the State regarding drainage. Ms. Heller advised that they have the State's roadway plans. When the roadway plans were received, the Applicant immediately addressed and modified their plans. Ms. Heller stated that she asked Mr. Flint if he wanted the Applicant to resubmit. Mr. Flint advised to wait until after tonight's Planning Commission meeting to address the Commission's concerns. Ms. Heller advised that they have spoken with PENNDOT to determine when PENNDOT wants the storm drain. PENNDOT advised the Applicant that they want the storm line directed toward the area where PENNDOT is going to redirect when the Rt. 15 project starts. Currently the site is 100% impervious.

Mr. Magnusson stated that he sees no reason for the plan to come back to the Planning Commission.

Mr. Magnusson moved to recommend approval of a waiver from the requirement to provide a Preliminary Plan. Mr. Dentler seconded the motion. Motion carried 3-0.

Mr. Magnusson moved to recommend approval of SLD #2006-19, Preliminary/Final Development Plan for Texas Roadhouse subject to Staff and County comments. Mr. Dentler seconded the motion. Motion carried 2-1, Mr. Jones voting in the negative.

OTHER BUSINESS

Approval of 2007 Planning Commission Meeting Date

Mr. Dentler moved to approve the 2007 Planning Commission meeting dates, noting that the May 15 meeting would be held at the Community Barn due to the Primary Election. Mr. Magnusson seconded the motion. Motion carried 3-0.

Presentation by the Lower Allen Township Pedestrian/Bicycle Committee to the Planning Commissioner and Recreation and Parks Board

Mr. Bruce Lenker identified himself to the Board and presented the first draft for a system of pedestrian and bike paths through Lower Allen Townships communities.

The following are made part of the record:

1. Mr. Lenker's remarks to the Board.
2. Draft Pedestrian/Bicycle Trail Committee Project Planning.
3. Draft Trail System Master Plan
4. Draft Pedestrian/Bicycle Trail Map
5. Draft Pedestrian/Bicycle Trail Enlarged Map 1
6. Draft Pedestrian/Bicycle Trail Enlarged Map 2
7. Draft Pedestrian/Bicycle Trail Enlarged Map 3

Discussion ensued.

**Continuation of Meeting on SLD Ordinance Update Scheduled for Wednesday,
January 3, 2007**

Mr. Eby reminded the Board that the continuation of the meeting on SLD Ordinance update is scheduled for Wednesday, January 3, 2007 at 7:00 p.m.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 8:55 p.m.