

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

December 18, 2007

The following were in ATTENDANCE:

PLANNING COMMISSISON

Geir Magnusson
Richard Jones
Donald Dentler
Dr. Jean Dyszel

TOWNSHIP PERSONNEL

John Eby, Township Planning & Zoning Coordinator
Peddrick M. Young, Sr., Liaison
Diane Myers-Krug, Tri-County Regional
Planning Commission
Trudy Metzel, Recording Secretary

Mr. Magnusson called to order the December 18, 2007 meeting of the Lower Allen Township Planning Commission.

Mr. McCreary was absent with excuse.

APPROVAL OF OCTOBER 16, 2007 REGULAR MEETING MINUTES

Mr. Jones moved to approve the Minutes from the October 16, 2007 Regular Meeting as submitted. Dr. Dyszel seconded the motion. Motion carried 4-0.

OLD BUSINESS

Mr. Eby advised the Board that the November Planning Commission Meeting was cancelled and therefore, no old business.

NEW BUSINESS

SLD #2007-12, Preliminary/Final Land Development Plan for Linlo Properties

The following identified themselves to the Board:

Jim Strupe, Alpha Consulting Engineers
Lowell Gates, Developer & Owner
Frank Baxter, Architect

Mr. Strupe acknowledged receipt of Staff comments and advised that all outstanding comments will be addressed.

Mr. Strupe advised the Board that the building is an existing structure. The plan was approved in 1998 as a Subdivision/Land Development Plan. That plan proposed the lot to be constructed in two phases. The first phase was a three story 40,000-square-foot office building. The second phase was an additional 25,000 square-feet, bringing the total building square-footage to 65,000. The Preliminary Plan was approved in 1998 and has since lapsed.

Mr. Strupe further advised that a variance from the Zoning Hearing Board was received for a buffer yard waiver from 100-feet to 35-feet. A parking calculation on the original plan called for a total of 260 parking spaces for the total building. That requirement had been met. It has subsequently been discovered that it may not be in compliance as far as the total number of spaces for the entire building. There are some features about the building that may give the applicant the ability to construct more than the gross-square-foot of the building. Some areas are not actually floor area. Mr. Strupe deferred to Mr. Baxter.

Mr. Baxter advised the Board that by BOMA (Building Owners & Managers Association) definition in conjunction with the Zoning Ordinance, the applicant would like to have a presentation of what under BOMA (national recognized standard) is determined usable and non-usable square-footage. Mr. Baxter stated that resolution is not expected tonight, but rather a discussion with Staff and determination if necessary through the Zoning Hearing Board.

Mr. Magnusson asked if BOMA is acknowledged by Township ordinance. Mr. Baxter stated that Township ordinance currently states "gross square footage" of the building, which would include stairs, elevators, atriums, mechanical rooms, restrooms, etc.

Dr. Dyszel inquired as to the difference between what the applicant has and what they should have according to Township requirements. Mr. Baxter advised that under the required gross square footage, they were over the original approved Land Development Plan. If the BOMA delineation is used, there is 27,475 usable square-footage in the existing building and the addition would contain 23,000 usable square-footage.

Dr. Dyszel inquired as to the total existing parking spaces. Mr. Baxter advised that the 1998 Plan and the current Plan provide 260 parking spaces. According to current calculations there should be 285 spaces.

Dr. Dyszel commented that if this applicant was going to use BOMA, why wouldn't everyone else. It seems like consideration to everyone because all buildings have unusable square footage.

Mr. Baxter stated that he appreciates Dr. Dyszel's comment, but explained that not all buildings have multi-floor atriums where there is not really a floor. He didn't feel it should be part of gross floor area as there is no floor and reduces the parking count. Dr. Dyszel stated that it is the applicant's choice of design. Mr. Baxter agreed but expressed his opinion that gross floor area is not particularly well defined in the ordinance.

Mr. Baxter advised the Board the list of comments will be addressed. The stormwater management comments need to be resolved. A meeting is scheduled with Dan Flint and the applicant's technician late next week, so those comments will be resolved.

Mr. Jones asked if the applicant was in receipt of all comments from County and Lower Allen Staff. Mr. Baxter advised that he is. Mr. Jones asked if there was any particular problem with any of the issues. Mr. Baxter advised there are no problems addressing all comments.

Mr. Jones commented that he was somewhat taken aback by the fact that there are so many comments, particularly under stormwater management. These issues are not simple situations that can be corrected with a matter of a note. A lot require design effort and information. Mr. Jones' other concern is the discussion that just took place regarding BOMA. It appears to be a Zoning Hearing consideration and in his opinion should be done before the plan is submitted to the Planning Commission for review. In that the applicant has indicated that there is an upcoming meeting with Staff, Mr. Jones inquired if there is a

time element involved with this project. Mr. Strupe stated that as always, they are looking to get things done as expeditiously as possible and believes that they will meet the schedule for the next meeting. Mr. Jones asked for clarification that the applicant is going to resubmit the plan to the Planning Commission in January. Mr. Strupe confirmed same. Mr. Jones asked if the applicant was willing to table the Plan at this time. Mr. Strupe advised that they were.

Mr. Jones moved to recommend SLD #2007-12 – Preliminary/Final Land Development Plan for Linlo Properties be tabled until the Planning Commission has a more complete plan for review. Dr. Dyszel seconded the motion. Discussion ensued. Motion carried 4-0.

OTHER BUSINESS

Mr. Jones moved to recommend the following 2008 meeting dates for the Planning Commission:

January 15	July 15
February 19	August 19
March 18	September 16
April 15	October 21
May 20	November 18
June 17	December 16

Dr. Dyszel seconded the motion. Motion carried 4-0.

ADJOURN

The Regular Meeting of the Planning Commission adjourned at 7:50 p.m.