

**MINUTES**

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

June 17, 2008

The following were in ATTENDANCE:

**PLANNING COMMISSISON**

**TOWNSHIP PERSONNEL**

Brett McCreary  
Geir Magnusson  
Donald Dentler  
Jean Dyszel

Dan Flint, Community Development  
John Eby, Planning and Zoning Coordinator  
Peddrick M. Young, Sr., Liaison  
Jim Bennett, Cumberland County  
Planning Commission  
Trudy Metzel, Recording Secretary

Mr. McCreary called to order the June 17, 2008 meeting of the Lower Allen Township Planning Commission.

Mr. Jones was absent with excuse.

**NEW BUSINESS**

**SLD #2008-05 – Subdivision & Land Development Plan for Thomas Brown Auto Body**

Mark Jones identified himself to the Board.

Mr. Jones advised the Commission that the site is located on the south side of Arthur Drive next to the Dollar General Store and it approximately one acre in size. It is currently under the ownership of the Methodist Family Services. The lot was subdivided and traded a lot for the construction of an auto body shop facility as shown.

Mr. Jones further advised the Commission that planned use for an auto body shop is a permitted use. The plan was presented to the Township in May. Mr. Jones acknowledged receipt of Staff comments which appear to be housekeeping in nature.

### Staff Comments

Mr. Flint advised the Commission that Staff comments are minor in nature, with the exception of infiltration. Mr. Flint further advised that this matter can be addressed.

### County Comments

Mr. Bennett advised the Commission that his comments echo Staff's. One main concern is lighting. The rest are housekeeping.

Mr. Jones responded that it is his understanding the building would be constructed with wall-packs to provide lighting. This is an 8 am to 5 pm facility.

### Commission Questions and Comments

With full respect for the plan, Mr. Magnusson expressed his disappointment that zoning allows this type of facility. When this was originally broken away from the Methodist Home it was more intended for neighborhood businesses such as a dry cleaner, eye doctor and businesses of that nature. Since zoning allows it, there is nothing that can be done.

Mr. Jones advised the Commission that the storage area will be well screened.

### Public Comment

There was no public comment.

### Action

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

Mr. Magnusson moved to recommend approval of SLD #2008-05, Subdivision and Land Development Plan for Thomas Brown Auto Body subject to comments from Staff and County. Mr. Dentler seconded the motion. Motion carried 4-0.

### **OLD BUSINESS**

#### **Zoning Ordinance Amendment #2007-02, the Application of LFGC, Inc. Proposing a Conservation Park Overlay Zoning District**

Chairman McCreary stated that three or four weeks ago the Planning Commission appointed an Ad Hoc Committee. Those appointed were Geir Magnusson and Richard Jones. The purpose of the Ad Hoc Committee was to review the draft zoning ordinance amendment for a Conservation District applicable to the R-2 Zoning District. Part of the Ad Hoc Committee's responsibility was the Board of Commissioners eighteen (18) point review list for specific attention.

Chairman McCreary thanked Mr. Magnusson and Mr. Jones for their time and effort in this review.

Mr. Magnusson read into the record the Ad Hoc Committee's June 13, 2008 memo to the Lower Allen Township Planning Commission, Lower Allen Township Board of Commissioners, Thomas G. Vernau (Township Manager) and John M. Eby(Planning & Zoning Coordinator). Said memo is made part of the record.

#### Action

Due to malfunctioning recording equipment and at Commissioner Young's recommendation, Mr. Dentler moved to table discussion on Zoning Ordinance Amendment #2007-02 until a special meeting is scheduled. Dr. Dyszel seconded the motion. Motion carried 4-0.

#### **OTHER BUSINESS**

There was no other business before the Commission.

#### **ADJOURN**

The Regular Meeting of the Planning Commission adjourned at 8:30 p.m.