

**MINUTES**

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

July 15, 2008

The following were in ATTENDANCE:

**PLANNING COMMISSION**

**TOWNSHIP PERSONNEL**

Brett McCreary  
Richard Jones  
Donald Dentler  
Dr. Jean Dyszel

Dan Flint, Community Development  
Peddrick M. Young, Sr., Liaison  
Trudy Metzel, Recording Secretary  
Ashley Sides, Assistant Recording Secretary

Mr. McCreary called to order the July 15, 2008 meeting of the Lower Allen Township Planning Commission.

Mr. Magnusson was absent with excuse.

**APPROVAL OF MINUTES**

**Approval of Minutes from May 20, 2008 Regular Meeting**

Mr. Jones moved to approve the Minutes from the May 20, 2008 Planning Commission Regular Meeting as submitted. Dr. Dyszel seconded the motion. Motion carried 4-0.

**Approval of Minutes from June 17, 2008 Regular Meeting**

Dr. Dyszel moved to approve the Minutes from the June 17, 2008 Planning Commission Regular Meeting as submitted. Mr. Dentler seconded the motion. Motion carried 3-0-1, Mr. Jones abstaining as he was not present at the meeting.

**OLD BUSINESS**

There was no old business before the Commission.

## **NEW BUSINESS**

### **SLD #2008-06 – Final Land Development Plan for Prevail Salon**

#### **Applicant**

James E. Garling identified himself to the Board.

Mr. Garling advised the Board that Prevail Salon is at the intersection of Commercial Drive/Carlisle/Lowther Street. Years ago it was a service station. It has been converted to Prevail Salon. The owner now wants a lounge area for employees located to the rear of the building.

Regarding Zoning Comments, Mr. Garling advised the following:

1. The lounge would be 380-square-feet.
2. The proposed addition is three or four feet lower than the existing building resulting in the roof will be somewhat lower.
3. Proposed impervious coverage is 380-square-feet.
4. A total of 16 parking spaces are being provided, one being for the owner.

#### **Township Staff**

Mr. Flint advised the Commission that most of the comments are simple in nature and could be easily addressed.

#### **Cumberland County**

Mr. Bennett from Cumberland County Planning was present.

Mr. Bennett's Subdivision and Land Development Review Report is made part of the record.

#### **Commission Members**

Mr. Jones stated that there are a considerable number of General, Zoning and Subdivision and Land Development comments from Staff and Cumberland County. Although Staff has indicated none are severe, Mr. Jones stated that there appears to be substantial amount of drafting changing and/or corrections that need to be made to the plan which will take some time to complete. In Mr. Jones opinion, the plan was not prepared in accordance with the respective paragraphs of the respective ordinances and he recommended tabling of the plan to give the Applicant time to develop the plan to a presentation that would enable the Planning Commission to send the plan onto the Board of Commissioners.

Mr. Dentler asked Mr. Garling if there was any reason why the comments were not addressed prior to the meeting. Mr. Garling responded that the comments could be addressed by Friday. There are a few items in which he needed clarification and would do all changes at one time.

Mr. McCreary asked Mr. Flint if most of the comments are minor in nature. Mr. Flint responded that most are not something that would change what is physically shown on the plan. Most are text, notations and numbers that need to be added to the plan.

Commissioner Young asked if the ratio for disabled parking has been met. Mr. Garling responded in the affirmative.

#### Public Comment

There was no public comment.

#### Action by Planning Commission

In view of the number of comments and changes to be made to the plan, Mr. Jones moved to table SLD #2008-06 – Final Land Development Plan for Prevail Salon. Motion carried 3-0-1, Mr. McCreary opposing.

### **SLD #2008-07 – Final Land Development Plan for Slate Hill Mennonite Church**

#### Applicant

Rick Castraniuo, Alpha Consulting Engineers, identified himself to the Board.

Mr. Castraniuo advised the Board that this project consists of a 350-square-foot addition to the old church building for a kitchen. Total impervious coverage is 12%.

#### Township Staff

Mr. Flint advised the Commission that there are very few comments and are minor in nature.

#### Cumberland County

Mr. Bennett from Cumberland County Planning was not present.

Mr. Bennett's Subdivision and Land Development Review Report is made part of the record.

#### Commission Members

There were no comments from Commission members.

#### Public Comment

There was no public comment.

### Action by Planning Commission

Mr. Jones moved to recommend approval of a waiver from the requirement to submit a Preliminary Plan. Mr. Dentler seconded the motion. Motion carried 5-0.

Mr. Jones moved to recommend approval of SLD #2008-07 – Final Land Development Plan for Slate Hill Mennonite Church subject to comments by Staff and Cumberland County. Dr. Dyszel seconded the motion. Motion carried 4-0.

### **Sketch Plan for StorHouse @ Hartzdale Drive**

#### Applicant

Josh Weidler, H. Edward Black Associates, identified himself to the Commission.

Mr. Weidler advised the Commission that the main reason they wanted to come before the Planning Commission at this time was to obtain the Commission's opinion on some of the zoning issues which are a majority of the items needing to be addressed.

What is being proposed at this time is a shared access with Susquehanna Valley Federal Credit Union's existing drive. There will be two self-serve storage facilities connected by paving, with just over 30,000-square-foot in footprint. The facility will be two-story self-serve storage facility. The rear of the larger building will be on a slope with low-level elevation private entrance-ways. There will also be a second access point along St. Johns Road on the west.

Mr. Weidler further advised the Commission that they are attempting to anticipate the upcoming amendment changes to the zoning map as well as zoning ordinance. This type of facility is currently *not* permitted in the C-2 Zoning District.

Mr. Weidler deferred to Eric Dull. Mr. Dull addressed the ordinance currently in effect regarding self-service storage facilities.

Mr. Dull advised the Commission that Lower Allen's existing ordinance is what the industry refers to as "first generation", that being: single story, minimum security, etc. Fifteen-foot minimum building height was true for single-story storage units. Today, due to the cost of ground being so expensive the units must be built higher. The facility being proposed is a two-story facility. Finished floor to finished floor it is normally 10-feet. By building higher, 21/33-feet can be reached very easily. Regarding the single-family dwelling unit requirement, self-serve storage facilities have become much more secure as current facilities have gates, cameras, locks on every unit inside. Self-serve storage units are now a business, open specific hours and controlled by computer resulting in no need for someone to be living on the property at all times. In addition, facilities are now climate controlled.

Mr. Weidler advised the Commissioner that the next step to pursue through the legislation process is the Board of Commissioners at their next meeting regarding the zoning changes. A

letter will be submitted requesting changes both regarding the location of the I-3 zone, the 50-foot maximum building height and the requirement of an on-site single family dwelling.

Mr. Weidler further advised that they are seeking from the Planning Commission a recommendation to Staff and the Board of Commissioners that these items be considered as the process of changes to zoning proceeds.

Regarding the other comments, Mr. Weidler advised due to the early sketch stage they would like to concentrate on the building issues.

#### Township Staff

Regarding zoning, Mr. Flint advised the Board that the legislative process has not really started. The Planning Commission has not yet seen changes to the zoning text and zoning map because the Board of Commissioners has not put those changes out for public comment. Those changes are still in draft form.

Mr. Flint further advised that there is nothing to which the Planning Commission can comment on as the process has not reached that point.

Regarding the remainder of Staff comments, Mr. Flint explained that they are primarily land development comments. When a sketch plan is received, all comments must be put on the table.

#### Cumberland County

Mr. McCreary advised that there are no comments from Cumberland County as this is a sketch plan.

#### Commission Members

Dr. Dyszel inquired if there would be an elevator since the proposed structure is multi-level. Mr. Weidler advised that there would probably be two elevators due to the size of the building.

Mr. Jones stated that the Sketch Plan was probably a good idea for what is going to take place; however, at the present time this type facility is not permissible in the C-2 district. Even though there is consideration that this district may be changed in the future, there is no way to know when or if that will happen. Mr. Jones expressed his opinion that the Sketch Plan is premature at this point.

Commissioner Young inquired as to a timeframe. Mr. Weidler advised that there is no specific timeframe and realized that obtaining a use variance would be nearly impossible. That course of action is not being pursued. The Applicant will wait until the zoning change occurs to try to gain this use. Mr. Weidler agreed that it is too early in the process.

Commissioner Young advised Mr. Weidler that it would be beneficial for Mr. Weidler, or someone from his company, as well as his client to attend the upcoming meetings regarding the new zoning district and at that time offer some input as to their desires.

Mr. Dentler stated that when this plan comes before the Planning Commission again, there should be only three or four comments instead of the current twelve comments.

#### Public Comment

There was no public comment.

### **OTHER BUSINESS**

#### **Draft Zoning Ordinance and Draft Changes to Map**

Mr. Flint advised the Commission that the draft zoning ordinance and draft changes to the map were presented to the Board of Commissioners at a special meeting. There is a second special meeting scheduled for August 18, 2008. Once the Commissioners are satisfied, they will authorize it to be sent out for public comment and review and that is when it will come to the Planning Commission.

### **ADJOURN**

The Regular Meeting of the Planning Commission adjourned at 8:07 p.m.