

**MINUTES**

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

October 21, 2008

The following were in ATTENDANCE:

**PLANNING COMMISSION**

Geir Magnusson  
Richard Jones  
Don Dentler  
Jean Dyszel

**TOWNSHIP PERSONNEL**

Daniel Flint, P.E., Township Engineer  
Jim Bennett, Cumberland County  
Planning Department

Vice Chairman Magnusson called to order the October 21, 2008 meeting of the Lower Allen Township Planning Commission at 7:34 PM.

Brett McCreary was absent with excuse.

**NEW BUSINESS**

**SLD #2008-10: Subdivision and Land Development Plan for Vertical Properties**

Applicant

Judy Kennerdell, R.L.A., of H. Edward Black and Associates, on behalf of Vertical Properties, identified herself to the Commission.

Ms. Kennerdell used an aerial photograph and colored rendering to explain the development, proposed in three phases.

Township Staff

Mr. Flint explained that there were many comments, however most were technical or minor in nature. The impact comments were focused on the following: stormwater management approach by phase; traffic study needed; soil infiltration test results needed.

Cumberland County

Mr. Bennett reviewed his comments.

Commission Members

Mr. Jones expressed his concern that the phasing schedule was for a period of 15 years, and perhaps a better approach would be as a Preliminary Plan, with Final Plans to follow for each phase. Mr. Dentler echoed this concern.

Mr. Dentler questioned the comment about direct discharge of stormwater from the batch plant area.

Mr Magnusson asked about the proposed use of the batch plant area. Discussion ensued. The area will be used for storage of construction materials.

Mr. Dentler asked about the turning movements at the proposed driveways. The center drive opposite Appleton Street would accommodate full turning movements. The two additional driveways would be right in/right out only.

Mr. Dentler asked about the number of employees proposed. Reference was made to the number of proposed parking spaces in each phase.

Mr. Bennett asked about the number of different businesses proposed for each building. That is unknown at this time.

Ms. Dyszel asked about the type of business conducted by Vertical Properties. The site will be occupied by Pavex and Liberty Excavators, site and highway construction companies.

Public Comment

There was no public comment.

Action by Planning Commission

Ms. Dyszel moved to table SLD #2008-10 – Subdivision and Land Development Plan for Vertical Properties. Mr. Jones seconded the motion. Motion carried 4-0.

**Sketch Plan: Moe's Bar and Grille Addition, 4709 Gettysburg Road**

This plan was withdrawn at the request of the Applicant.

**OTHER BUSINESS**

The Commission reviewed in detail the Draft Zoning Ordinance, from Section 220-1 through Section 220-46.

At the November 18, 2008, the Commission is scheduled to review Sections 220-47 through 220-148.

**ADJOURN**

The Regular Meeting of the Planning Commission adjourned at 9:30 PM., on a motion by Mr. Dentler seconded by Mr. Jones.

Respectfully submitted:

Daniel J. Flint, P.E.  
Acting Secretary