

**UPPER ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 27, 2023
7:00 P.M.**

PC MEMBERS

R. Wayne Willey, Chairperson
Robert Siodlowski, Vice-Chairperson (absent)
Amanda Parrish, Secretary
Scott Steffan
Barbara Roddin
Garth Wales (absent)
Eric Clancy

TOWNSHIP OFFICIALS - PRESENT

Jennifer Boyer, Comm. Dev. Director
Scott Finkenbiner, Planning Technician
Jacob Spear, Township Engineer

BOARD OF COMMISSIONERS

Ginnie M. Anderson, Commissioner
Jeff Walter, Commissioner

CALL TO ORDER

Chair Willey called the Planning Commission Meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Finkenbiner. Vice-Chair Siodlowski, and Mr. Wales were noted as absent.

APPROVAL OF PLANNING COMMISSION MINUTES

Chair Willey called for the approval of the Minutes of the August 28, 2023, Planning Commission Meeting. Mr. Steffan made a **MOTION** to approve the Minutes of the August 28, 2023, meeting. The **MOTION** was **SECONDED** by Mr. Clancy. The motion carried unanimously (5-0).

REVIEW OF BOARD OF COMMISSIONERS MINUTES

Chair Willey noted Board of Commissioners Minutes from the August 16, September 6, September 20, October 4 and October 18, 2023, meetings. Chair Willey accepted these minutes.

NEW BUSINESS

A. K Care - UA (Genius Kids)

The plan was tabled by the applicant. No public comment.

B. Banzhoff Subdivision Lots 2A, 5C, 5E, 6D

Mr. Melham of Melham Associates represented the plan as the engineer. Mr. Melham stated that the plan is before the board as a courtesy visit, that the updated plan addressed the comments made by Township staff on the previous version of the plan, and he expected no action to be taken as the updated plan was delivered late and staff only had time to do a partial review.

Chair Willey asked what the intended use of the narrow northern section of the lots would be, to which Mr. Melham said he has not been given any indication yet.

Mr. Steffan asked if the access road under Route 15 would always be open or only for emergency access. Mr. Melham stated it will be a public road.

Ms. Boyer asked why Lot 5C is being subdivided out from the main tract since it is a non-buildable lot. Mr. Melham stated he has no objection to leaving it as part of the main tract but would discuss this with his client.

Ms. Boyer also noted that the septic for Lot 2A should be identified on the plan. The current location could be found through the sewer pumping reports from the On-Lot Disposal Systems (OLDS) program. Mr. Melham explained that when the original lot was created an alternate septic location needed to be found. At the time the existing location could not be found so the township's Sewage Enforcement Officers (SEO) found an alternate site.

No public comment.

C. Zoning Map Amendment for Messiah University to rezone 403 Grantham Road from Medium Density Residential (R-2) to Institutional (INS).

Mr. Sproles of Derck & Edson represented the plan as the engineer for Messiah University. Mr. Sproles stated that the University has owned the 0.39-acre lot since about 1996 and that the lot had a residential home on it until the home was razed in the early 2000s. In 2018, the roundabout was built, essentially making this lot undevelopable for residential development. It would be difficult to build on this lot due to the additional right-of-way taken for the roundabout, the building setback requirements, and even securing a driveway permit (aka a Highway Occupancy Permit) from PennDOT. Mr. Sproles concluded by noting that this rezoning would match the zoning of the surrounding property owned by the university.

Mr. Steffan asked why the rezoning is being done now and how it benefits the university. Mr. Sproles stated that the addition of the roundabout changed the plans for the lot and the change is in preparation for potential future planning.

No public comment.

Chair Willey called for a **MOTION** on the Zoning Map Amendment. Mr. Steffan made a **MOTION** to recommend approval of the Amendment. The **MOTION** was **SECONDED** by Mr. Clancy. The motion carried unanimously (5-0).

D. 900, 906, & 908 Gettysburg Pike

The plan was tabled by the applicant. No public comment.

E. 2210 Aspen Drive (Jojo's Pizza)

Mr. Adam Anderson of Site Design Concepts, Inc. represented the plan as the engineer, along with the owner, Mr. Antonino Purpura. Mr. Anderson explained that the original plan was approved for a restaurant and up to three retail spaces, while the new plan was designed for two stand-alone restaurants. The proposed plan includes a small building addition, a concrete patio area, and a secondary parking lot with a separate entrance from Aspen Drive. The additional parking lot would add 48 spaces, bringing the total number of parking spaces for the site to 107 spaces. The total number of spaces would be more than the required 67 parking spaces, because Mr. Purpura indicated the business needed extra parking.

Mr. Anderson then discussed the Aspen Drive right-of-way (RoW) stating that he was unsure as to why the existing street RoW was so large. His client is requesting a portion of the RoW be vacated, thus allowing for larger building setbacks and the lot to be more easily developed.

Ms. Parrish noted that when a previous version of this plan was brought before the board, there was discussion of the sidewalk crossing the drainage easement. Mr. Anderson stated that the drainage easement would be relocated with the new plan and that notes had been added to the plan indicating that Mr. Purpura would be responsible for replacing the sidewalk at his cost if the sidewalk would be damaged or removed because of the pipe being repaired or replaced.

Mr. Steffan asked if any additional traffic studies would be needed. Mr. Anderson explained that a Trip Generation Report had been prepared and it was his understanding that the increased traffic from the site would not require a Traffic Impact Study (TIS). Mr. Anderson noted that upon review of staff comments, it was discovered that when the plan was originally approved a waiver was granted for the TIS; therefore, he was unsure of what would be needed and wanted to consult a traffic engineer. Mr. Steffan also noted that generally when a plan has numerous staff comments, it is usually tabled until the plan can be cleaned up. Mr. Steffan asked if Mr. Anderson believed the comments could be addressed before going before the Board of Commissioners. Mr. Anderson said the comments would be addressed before going to the Commissioners. Mr. Anderson stated he would need to consult township staff first about parking aisles in building setbacks and other issues.

Mr. Clancy asked what percentage of the existing building is currently being used. Mr. Purpura stated approximately 45% of the building. Mr. Clancy then argued that asking for a TIS would be unfair because if improvements need to be made, the Township is likely not going to make the changes and is unlikely the township will ask Mr. Purpura to make any changes. Mr. Clancy also noted that while the trip generation report was very helpful and insightful, a TIS would not provide any added value to the Planning Commission's deliberations.

Ms. Parrish asked if Mr. Anderson would like to discuss waivers and modifications. Mr. Anderson stated that feedback would be appreciated. Ms. Parrish began discussion of the waiver of Section 220-5.13.B(1) concerning landscaping screening by explaining that in the past the Planning Commission has worked with applicants to allow plantings to be moved to different areas of the

lot so long as the required number of trees was maintained. Mr. Anderson then pointed out on the site landscape plan, where the proposed landscaping features would be located, and where existing landscaping features are. Also, Mr. Anderson showed where the easements on the property would be located and explained that those could cause difficulty in meeting planting requirements. Mr. Purpura asked if trees could be planted in the drainage easement. Ms. Boyer explained that only plantings that would be part of the function of the easement should be planted in the easement, and that deciding on such plantings should be discussed with an engineer for stormwater management. Ms. Boyer also noted that if plantings are put in the easement as part of its function they will not count towards the landscaping and buffering requirements. Mr. Clancy informed Mr. Purpura that turning the drainage easement into a rain garden could be a potential way to provide benefits to himself and the township. Mr. Purpura also noted that he would like to work with the ModWash owners in trying to create a tree buffer. Ms. Boyer explained that ModWash recently updated their plan to include a 6-foot-tall privacy fence and arborvitae trees in the area indicated by Mr. Purpura, and that there still may be an opportunity to collaborate with additional plantings. Ms. Boyer also noted that ModWash was asked by the Board of Commissioners if they could try and collaborate with neighboring property owners on additional screening. She would arrange for contact information to be exchanged.

Mr. Anderson asked for discussion on the proposed deferrals of sidewalk and curbing along South Market Street. Ms. Boyer clarified that those deferrals were previously approved, but the township should decide if the deferrals should be allowed to continue. Several planning commission members agreed that there was no need to revoke the deferrals.

No public comment.

Chair Willey called for a **MOTION** on the Plan. Ms. Roddin made a **MOTION** to table the plan until it can be cleaned up. The **MOTION** was **SECONDED** by Mr. Steffan. The motion carried unanimously (5-0).

BUILDING INSPECTOR'S REPORTS

Chair Willey noted the Building Inspector's Report for August, September, and October 2023.

ADJOURNMENT

There being no further business Mr. Steffan made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Clancy. The motion carried unanimously (5-0). Chair Willey adjourned the meeting at 7:58 P.M.