

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

April 21, 2026

The following were in ATTENDANCE:

COMMISSION MEMBERS

Brett McCreary, Chairman
Brian Wickenheiser, Vice Chairman
Jay Blackwell, Secretary
Katie Hall
Jeff Logan

TOWNSHIP PERSONNEL

Jim Bennett, Planner
Mike Knouse, P.E., Township Engineer

OTHER

Joe Swartz, Township Commissioner

CALL TO ORDER

Brett McCreary, Chairman, called the meeting of the Lower Allen Township Planning Commission to order at 7:00 PM. Proof of publication is available.

REORGANIZATION

Mr. **WICKENHEISER** made a motion to move Sam Bashore to alternate member and Jeff Logan to regular member. Mr. **BLACKWELL** seconded the motion. Motion carried, 5-0.

APPROVAL OF MEETING MINUTES

Mr. **BLACKWELL** made a motion to approve the minutes of March 17, 2026. Mr. **WICKENHEISER** seconded the motion. Motion carried, 5-0.

OLD BUSINESS

Mr. Bennett stated that there is nothing to discuss.

NEW BUSINESS

SLD #2026-01 – Arcona Neighborhoods 3, 4, 5, and 6 Preliminary/Final Subdivision and Land Development Plan

Purpose

The plan includes Phases 3, 4, 5, and 6 as part of the Arcona Overall Master Plan. The plan proposes 44 single-family detached dwelling units, 88 single-family attached dwelling units, seven (7) mixed-use units, two (2) office buildings, a commercial building, and 12 open space areas. The proposed plan is located on Rossmoyne Road and Lisburn Road and is in the R-2 Zoning District as part of the Traditional Neighborhood Development Overlay (TND).

Applicant Presentation

Anthony Faranda-Diedrich of Charter Homes and Neighborhoods presented the plan. He displayed and described each phase with an overall map of the Arcona real estate, stating that Phases 3 and 5 are residential mixed with commercial, Phase 4 is residential, and Phase 6 will be

commercial. He highlighted that there will be a roundabout at Rossmoyne Road and Strong Road. He noted that it will be about four to five years until the phases are built out and they are still identifying occupants for the commercial buildings. He mentioned that they are working to address parking by adding on-street parking on Strong Road. The neighborhood meetings with the Arcona homeowners are happening with high attendance and feedback.

Township Staff Comments

Mr. Knouse referenced the comment letter dated April 16, 2026. He briefly went over the requested waivers. Zoning includes contour lines for lighting and obtaining a Highway Occupancy Permit. Subdivision and Land Development is down to outside agencies and administrative and plan cleanup. Stormwater Management also includes cleanup comments.

County Comments

Mr. Bennett, on behalf of Cumberland County, shared that Charter's response letter addresses County comments.

Commission Members Questions/Comments

Chairman McCreary asked about the concrete curbing on the PennDOT roads, referencing the waiver. Mr. Faranda-Diedrich responded that the curbing waiver request is for the internal neighborhood roads only.

Vice Chairman Wickenheiser asked if there will be any floodplain/wetland issues with the stream. Mr. Faranda-Diedrich responded that they are not in the floodplain with any of the sites. They do cross the stream but are working with DEP for the street crossing. Vice Chairman Wickenheiser asked about commercial occupancy and Mr. Faranda-Diedrich responded that they are fully occupied in Crossroads apart from the former SpringGate site. Vice Chairman Wickenheiser shared his concerns with the heavy amount of Township comments.

Mr. Logan asked about waiver requests 5 and 6; Mr. Knouse explained the NPDES requirements and the need for the waivers. Mr. Logan then asked about waiver request 7; Mr. Faranda-Diedrich explained that there will need to be a temporary turn around until the road is completed. Mr. Logan asked Mr. Knouse about waiver requests 9 and 10; Mr. Knouse explained his reasoning for the recommendation and Mr. Faranda-Diedrich gave reasoning for the requests. Mr. Logan shared his thoughts about Strong Road with regards to its status as a collector road, on-street parking, and hazards.

Ms. Hall asked about the status of the Traffic Impact Study and how that gets implemented. Chris Bauer, P.E., PTOE of Bowman Consulting explained that the Traffic Impact Study has been recently revised and a review letter with comments has been provided. The study gets incorporated into the land development plan. Ms. Hall asked about waiver request 4 and safe pedestrian access to crossings. Mr. Faranda-Diedrich explained that they are proposing trails outside of the PennDOT Right-of-Way in lieu of sidewalks and the crossing will be at the roundabouts. Craig Mellot, P.E., PTOE of TPD clarified that there will be brakes in the raised medians with striping and associated signage. Ms. Hall asked if there would be room for slow plows and emergency vehicles on Strong Road with on-street parking. Mr. Knouse confirmed that there will still be two lanes of traffic.

Mr. Logan asked about the timing of the Strong Road and Rossmoyne Road roundabout. Faranda-Diedrich explained that the traffic of Phases 3 and 4 would not warrant the roundabout, but traffic for Phases 5, 6, and 7 can trip the warrant to construct the roundabout.

Commissioner Swartz asked how the Township comment for pedestrian connectivity for Quinn Drive and a trail will be addressed. Mr. Faranda-Diedrich showed how that can be connected. Commissioner Swartz asked how Cumberland County comments were addressed. Mr. Faranda-Diedrich responded that they added connections to resolve comments 2 and 3. Commissioner Swartz shared his concerns about the number of comments remaining. Commissioner Swartz asked about any additional traffic calming measures for Strong Road. Mr. Faranda-Diedrich pointed out a crossing on Strong Road and mentioned they could investigate adding more crossing or speed humps. Commissioner Swartz asked about wearing course schedule for roads; Mr. Faranda-Diedrich said it would be done individually by phase. There was a brief discussion on paving.

Public Comments

Jeannine Rock of 1433 Woolford Way expressed concerns about parking for residents and visitors. She shared her appreciation for the current gravel parking lot. She is now worried about parking since the gravel lot will be going away for Phase 5 and would like a solution for guest parking. She also shared her concerns about the waiver requests for Strong Road. She suggested that wider streets and allies and proximity parking would be beneficial.

Betsy Metz of 1318 Barnard Street expressed concerns about traffic on Rossmoyne Road and safely exiting Arcona West. Mr. Bauer responded that they use standard engineering practices and judgement for their review. She also expressed concern that it would cause congestion for Sheepford Crossing.

Based off Ms. Metz's concerns, Ms. Hall asked why the Traffic Impact Study is still under review. Mr. Mellot clarified that they have submitted the study to the Township Engineer twice for review and are currently working on addressing the remaining comments for a third submission.

John Eby of 254 Ewe Road expressed concern about residents' concerns not being addressed and met for the already constructed and currently under construction phases. He asked about street lighting at the intersection of Rossmoyne Road and Strong Road. Mr. Knouse said he will investigate this as the lighting is something that should be installed. He also asked if the current plan complies with the Overall Master Plan (OMP); Mr. Knouse responded that the OMP has been resubmitted twice with this plan submission and has been amended.

Chairman McCreary asked about parking for the new tenant for the former SpringGate site. Mr. Faranda-Diedrich explained that the overflow stone parking lot was made for SpringGate for their larger crowds. The new tenant must satisfy Township parking requirements, which they think will happen with what is existing.

Mr. Knouse suggested to the Commission Members that it would be beneficial to address the requested waivers individually due to the high discussion on the waivers. There was a brief discussion on some of the waivers.

Action: Table the Proposed Plan

Hearing no further discussion, the Planning Commission addressed the requests for waivers on the plan. They did not provide formal recommendations for the waivers but discussed whether they would recommend any of the waivers.

Waiver 1: Section 192-24.C. – Preliminary Plan (Yes)

Waiver 2: Section 192-57.B.(2)(h)[2] and Section 192-57.C.(13)(c)[1] – Additional right-of-way and cartway width along the frontage of Rossmoyne Road and Lisburn Road (Yes)

Waiver 3: Section 192.57.C.(8) – Curbing along Rossmoyne Road and Lisburn Road (Yes)

Waiver 4: Section 192.57.C.(9) – Sidewalk installation along Rossmoyne Road and Lisburn Road (Yes)

Waiver 5: Section 192-58.E.(10) – Planting islands for Phase 5 and Phase 6 (Yes)

Waiver 6: Section 192-63.A.(3) – Concrete curbing requirements of PennDOT Publication 408 and permit Belgian Block curbing (Yes)

Waiver 7: Section 192-68.B.(3) – Minimum centerline of 165’ and permit a centerline radius of 125’ for Fernline Trail (Yes)

Waiver 8: Section 192-57 – On-street parking along Strong Road (No)

Waiver 9: Section 184-19.G.(20) – Installation of pavement underdrain at all low points of a street profile in accordance with PennDOT specifications (Withdrawn by applicant)

Waiver 10: Section 184-19.G.(21) – Installation of pavement base drain on a street profile in accordance with PennDOT specifications (Yes)

Mr. **WICKENHEISER** made a motion to table SLD #2026-01 – Arcona Neighborhoods 3, 4, 5, and 6 Preliminary/Final Subdivision and Land Development Plan until more comments are satisfied. Mr. **BLACKWELL** seconded the motion. Motion carried, 5-0.

SLD #2026-03 – Arcona Neighborhood 7 Preliminary Subdivision and Land Development Plan

Purpose

The plan is part of the Arcona Overall Master Plan and proposes 60,000 square feet of neighborhood commercial uses. The plan includes a shopping center between four buildings and a convenience store. The proposed plan is located on Rossmoyne Road and Lisburn Road

and is in the R-2 Zoning District as part of the Traditional Neighborhood Development Overlay (TND).

Application Presentation

Anthony Faranda-Diedrich of Charter Homes and Neighborhoods presented the plan. He explained why Phase 7 was broken off from the initial submission and made its own Preliminary Plan. He described Phase 7 as commercial with a convenience store.

Township Staff Comments

Mr. Knouse referenced the comment letter dated April 14, 2026. He briefly went over the requested waivers and comments for Zoning, Subdivision and Land Development, and Stormwater Management. He mentioned that a lot of the comments are similar in nature to the other Arcona submission.

County Comments

Mr. Bennett, on behalf of Cumberland County, shared comments from the review report dated April 7, 2026.

Commission Members Questions/Comments

Ms. Hall asked if the waiver request for planting islands will be looked at with the Subdivision and Land Development Ordinance (SALDO). Mr. Bennett responded that the SALDO Committee will be addressed.

Chairman McCreary asked about possible tenants for the convenience store/gas station, sharing he thinks that it will draw in a crowd. Mr. Faranda-Diedrich responded that there was interest from various businesses in the past, but they were waiting for more development to occur.

Commissioner Swartz commented that Phase 7 is a departure from the rest of the Arcona community and asked how Phase 7 will be safely accessible for pedestrians and if there are more plans for pedestrian safety. Mr. Faranda-Diedrich stated that Phase 7 is more car-centric and intentionally put there to keep it in its own area away from residential space. He mentioned that this commercial space is required by SALDO.

Chairman McCreary added to the discussion by sharing his concerns for children on bicycles and scooters getting hurt crossing Rossmoyne Road to get to the convenience stores. Charlie Courtney of McNees Wallace & Nurick shared that they are working to find the right balance.

Public Comments

John Eby of 254 Ewe Road commented on Phases 6 and 7 being overparked and recommended adding extra spaces and self-service storage for personal events or weather emergencies. He noted that the Township purposely zoned the tract commercial to attract businesses with all the new development in the area. He also shared concerns about connectivity and commuting for the residents. He mentioned adding trails to connect Arcona to the Meridian West Shore development to allow for more residents from there and Sheepford Crossing to walk or bike to Arcona businesses.

Action: Recommendation of the Proposed Plan

Hearing no further discussion, the Planning Commission addressed the requests for waivers on the plan.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-57.B.(2)(h)[2] and Section 192-57.C.(13)(c)[1] – Additional right-of-way and cartway width along the frontage of Rossmoyne Road and Lisburn Road. Mr. **LOGAN** second the motion. Motion carried, 5-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192.57.C.(8) – Curbing along Rossmoyne Road and Lisburn Road. Mr. **LOGAN** second the motion. Motion carried, 5-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192.57.C.(9) – Sidewalk installation along Rossmoyne Road and Lisburn Road. Mr. **LOGAN** second the motion. Motion carried, 5-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-58.E.(10) – Planting islands to provide drainage. Mr. **LOGAN** second the motion. Motion carried, 5-0.

Mr. **WICKENHEISER** made a motion to approve SLD #2026-03 – Arcona Neighborhood 7 Preliminary Subdivision and Land Development Plan subject to Township Staff and Cumberland County Planning Department comments. Mr. **LOGAN** seconded the motion. Motion carried, 5-0.

OTHER BUSINESS

Zoning Ordinance Text Amendment Discussion

Mr. Bennett briefly went over the Zoning Ordinance text amendment for data centers and invited the Commission Members to discuss the amendment.

Ms. Hall recused herself from the discussion. Commission Members discussed without any recommendation the proposed text amendments to the Zoning Ordinance for data centers. Questions were asked about power supply, noise, which districts will permit the data centers, size, and decommissioning. Mr. Bennett provided answers and input to the discussion.

Subdivision and Land Development Ordinance Text Amendment Discussion

Mr. Bennett introduced the SALDO text amendment for Section 192-60.A. This would make all subdivision and land development submissions have a recreation fee in lieu of both commercial and residential use. Commission Members reviewed how the fee would be administered, feeling that the best option would be a fee calculated by building square footage.

NEXT PLANNING COMMISSION MEETING

Mr. Bennett stated that the next meeting of the Planning Commission is scheduled for Wednesday, May 20, 2026, at 7:00 PM.

ADJOURNMENT

Mr. **LOGAN** made a motion to adjourn. Mr. **WICKENHEISER** seconded the motion. Motion carried, 5-0. Meeting adjourned at 9:30 PM.