

MINUTES

PLANNING COMMISSION

LOWER ALLEN TOWNSHIP

REGULAR MEETING

May 20, 2026

The following were in ATTENDANCE:

COMMISSION MEMBERS

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

TOWNSHIP PERSONNEL

Jim Bennett, Planner
Brian Engle, P.E., Township Engineer

OTHER

Joe Swartz, Township Commissioner
Steve Hoffman, Cumberland County
Planning Manager

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.

APPROVAL OF MEETING MINUTES

Mr. **BLACKWELL** made a motion to approve the minutes of April 21, 2026. Mr. **LOGAN** seconded the motion. Motion carried, 4-0.

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

Laura Curran of Charter Homes presented the plan. She provided a short summary of the plan details, stating that they have been working with Township Staff to address comments and have conducted meetings with residents to address concerns.

Township Staff Comments

Mr. Engle referenced the comment letter dated May 18, 2026. He mentioned that there are some outstanding comments, mostly administrative in nature.

County Comments

Mr. Hoffman stated that there are no further comments.

Commission Members Questions/Comments

Vice Chairman Wickenheiser asked Ms. Curran to share some of the resident feedback they have received from their meetings. Using layout maps, Ms. Curran showed and described where comments relating to parking occur within the development. They intend to add parking to Strong Road and double park Phase 5. Ms. Curran stated they added a trail and moved homesites from the trail. Strong Road shows all clear site triangles and accommodates fire trucks.

Chairman McCreary asked if the new tenant for the former SpringGate site would affect parking in the proposed phases. Ms. Curran stated that it should not as the tenant needs to comply with the parking requirements in the Zoning Ordinance.

Chairman McCreary and Mr. Logan requested an agreement that final road pavement is completed within 12 months of a phase completion. They ask this with concerns of the stormwater runoff. Ms. Curran said that she will take this request back to the Charter team for discussion and work with Township Staff for a recommendation. Charlie Courtney of McNees Wallace & Nurick stepped in and said that they are working to find the right balance.

Mr. Logan asked about adding a streetlight at the Strong and Rossmoyne Road intersection due to being a dark area of the development at night. Ms. Curran said that they can investigate adding this in the meantime until the roundabout is completed. Mr. Logan noted that he requested adding lighting around mailboxes for residents' safety. Mr. Logan asked about the possibility if Charter was to be unsuccessful in finding a tenant for the former SpringGate site and wanting to convert the space to residential townhomes. Mr. Bennett stated that would be a substantial change, and a new plan would be required to be approved and recorded. Mr. Logan asked if there would be any markings on Strong Road to let drivers know there is on-street parking. Ms. Curran shared that Bowman's review letter provided recommendations on these concerns, such as adding T markings and advance warning signs.

Commissioner Swartz thanked Charter for cleaning up many of the outstanding comments and meeting with the residents to hear their concerns. He asked them to address the Strong Road paving concerns for residents' safety.

Public Comments

Crystal Magill of 3207 Shultz Place shared that she appreciates the additional parking added to Strong Road but does not see how it helps her section of the neighborhood. Visitors will have to walk a long distance from Strong Road to Shultz Place. She mentioned parking is bad due to residents not parking in their garages or having multiple vehicles per townhome.

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 192-24.C. – Preliminary Plan. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

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. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192.57.C.(8) – Curbing along Rossmoyne Road and Lisburn Road. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192.57.C.(9) – Sidewalk installation along Rossmoyne Road and Lisburn Road. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-58.E.(10) – Planting islands for Phase 5 and Phase 6. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-63.A.(3) – Concrete curbing requirements of PennDOT Publication 408 and permit Belgian Block curbing. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-68.B.(3) – Minimum centerline of 165' and permit a centerline radius of 125' for Fernline Trail. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 192-57 – On-street parking along Strong Road subject to Bowman comments. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve waiver of Section 184-19.G.(21) – Installation of pavement base drain on a street profile in accordance with PennDOT specifications. Mr. **BLACKWELL** second the motion. Motion carried, 4-0.

Mr. **WICKENHEISER** made a motion to approve SLD #2026-01 – Arcona Neighborhoods 3, 4, 5, and 6 Preliminary/Final Subdivision and Land Development Plan subject to Township Staff and Cumberland County Planning Department comments and with additional condition of a streetlight on Strong Road and Rossmoyne Road intersection and paving of each phase with the final wearing course within one year of final occupancy permit issued. Mr. **BLACKWELL** seconded the motion. Motion carried, 4-0.

OTHER BUSINESS

Data Centers Zoning Ordinance Text Amendment

Mr. Bennett briefly went over the Zoning Ordinance text amendment for data centers and what it proposes. He requested Commission Members to recommend approval contingent of Cumberland County Planning Department comments being addressed.

Mr. Hoffman reviewed some of the comments from his department, i.e., clarifying the decommissioning requirements and requiring sound proofing for noise generating equipment and prohibiting them from facing adjoining residential dwellings. There was a brief discussion on the topic.

Mr. **WICKENHEISER** made a motion to approve the Data Centers Zoning Ordinance Text Amendment subject to Cumberland County Planning Department comments. Mr. **BLACKWELL** seconded the motion. Motion carried, 4-0.

Commercial Recreation Fee Subdivision and Land Development Ordinance (SALDO) Text Amendment

Mr. Bennett briefly went over the SALDO text amendment for Section 192-60.A. He requested Commission Members to recommend approval contingent of Cumberland County Planning Department comments being addressed.

Mr. Hoffman reviewed some of his unofficial comments, i.e., ensuring the purpose statement relates to the future inhabitants of that development (residential) or future employees of that development (commercial). He expressed support recommending approval of the amendment.

Mr. **WICKENHEISER** made a motion to approve the Commercial Recreation Fee Subdivision and Land Development Ordinance Text Amendment subject to Cumberland County Planning Department comments. Mr. **BLACKWELL** seconded the motion. Motion carried, 4-0.

NEXT PLANNING COMMISSION MEETING

Chairman McCreary stated that the next meeting of the Planning Commission is scheduled for Tuesday, June 16, 2026, at 7:00 PM.

ADJOURNMENT

Mr. **WICKENHEISER** made a motion to adjourn. Mr. **BLACKWELL** seconded the motion. Motion carried, 4-0. Meeting adjourned at 7:54 PM.