AGENDA

REGULAR MEETING
of the
LOWER SWATARA TOWNSHIP PLANNING COMMISSION
FEBRUARY 22, 2024 - 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Minutes from the January 25, 2024 Meeting

** NOTE: The Planning Commission will Solicit Public Comment at the End of Each Item Noted on the Agenda Below, and Again Prior to Adjournment.

5. Old Business

   a. **LHT Highspire Terminals** – Planning Commission File PC#2023-10. The Preliminary / Final Subdivision Plan proposes to change and / or eliminate common property lines between three (3) existing tax parcels, and create two (2) new tax parcels. Proposed Lot #1's area will equal 3.536 acres, and Proposed Lot #2's area will equal 12.416 acres.

   b. **Union Knoll, Final LDP** – Planning Commission File PC#2023-08. The Final Land Development Plan proposes to improve a 22.775 acre tract of land with 111 townhouse units, a leasing office, a community pool, private streets, access drives, and parking lots. Also, said Plan proposes to construct improvements along Oberlin Road (S.R. 0441), associated utilities, and associated stormwater management / PCSM facilities.

   c. **MASD New K-3 Elementary** – Planning Commission File PC#2023-01. The Preliminary / Final Land Development & Lot Consolidation Plan proposes to consolidate three (3) existing parcels into one (1) new parcel, measuring 125.99 acres. Also, said Plan proposes to construct a new K-3 Elementary School, District Administration Office, Operations Building, parking and access drives, associated utilities, and associated stormwater management / PCSM facilities.

6. New Business

   a. **CVBP Lot 3 & Lot 4 (Revised)** – Planning Commission File PC#2024-01. The 15.59 acre project site lies within the Industrial Park Limited (IP-L) District. The Revised Final Subdivision & Land Development Plan proposes to construct a 64,400 S.F. warehouse on Lot 3, a 54,880 S.F. warehouse on Lot 4, and revised grading / stormwater management facilities / utilities, and site improvements.

7. Other Business

8. Public Comment

9. Adjourn