



TO: Planning Commission

FROM: Jenna Wargo, AICP
Director of Planning and Zoning

DATE: April 13, 2020

SUBJECT: Application for Consideration of a Modification/Waiver
Harner Farm Replot, Orchard View Subdivision and Sheetz Land Development Plan

On April 19, 2019, Penn Terra Engineering submitted an application for consideration of a Modification/Waiver from §22-512.1.E-7., Sidewalks. This section of the ordinance requires sidewalks to be shown on both sides of streets for every preliminary and final subdivision, land development plans, and that surety be posted upon final plan approval.

The Harner Farm Subdivision Plan of tax parcel 24-6-67 and the replot of tax parcel 24-4-67C was submitted concurrently with the Whitehall Road Sheetz Land Development Plan (Lot 1 of the Harner Farm Subdivision Plan). Penn Terra is requesting that no sidewalks be required on the Harner Farm Subdivision plan as follows:

Lot 1 (Sheetz Land Development Plan): No sidewalk be required on the Harner Farm Subdivision Plan because sidewalks are shown on the Sheetz Land Development Plan.

Lot 2: No sidewalks be required on the Harner Farm Subdivision Plan since there is no land development plan proposed for that lot at this time. Sidewalks will be proposed when a land development plan is submitted for Lot 2.

Lot 3 (Orchard View Subdivision Plan) and Tax Parcel 24-4-67C: No sidewalks be required on the Harner Subdivision Plan for this lot since sidewalks are shown along the south side of West Whitehall Road and the west side of West College Avenue, as well as both sides of the proposed interior public road and the frontage of the replotted tax parcel 24-4-67C on the Orchard View Subdivision Plan.

Revised Tax Parcel 24-4-67 (north side of West Whitehall Road): No sidewalks be required on the Harner Farm Subdivision plan for this parcel since no land development is proposed as this time. Sidewalks will be proposed when a subdivision and land development plan is submitted for this parcel.

Staff Recommendation: The Planning Commission recommend approval of the application pending additional conditions in the Lot 2 section above to read: "No sidewalks be required on the Harner Farm Subdivision Plan since there is no land development plan proposed for that lot at this time. Sidewalks will be proposed when a land development plan is submitted for Lot 2 or when Orchard View Subdivision develops, whichever comes first."

Recommendation: The Planning Commission recommend that the Board of Supervisors approve the application for Modification/Waiver for the Harner Farm Subdivision and Replot of Tax Parcel 24-4-67C, pending staff's recommendations outlined in the Director of Planning and Zoning's Memorandum dated April 13, 2020.