

PALMER TOWNSHIP PLANNING COMMISSION
February 14, 2012

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, February 14, 2012 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, members Virginia Rickert, Ron Grandinetti, Tom Grube, Chris Briglia and Jo-Ann Stoneback. Also in attendance were our Planning Director, Solicitor and Engineer as well as Kris Porter for the Palmer Patch. Wilkins opened the meeting and led those present in the Pledge to the Flag.

Minutes of the January Meeting – On motion by Stoneback, seconded by Grube, and agreed by all, the minutes of the January meeting were approved as written.

Old Business –

1. Zoning Map Amendment - Planned Industrial/Commercial to High Density Residential – Van Buren and Corriere Roads – Request by Palmerview Acquisition, LP

Planning Director Cyndie Carman gave a history of what had been done in the past. This Commission looked at these amendments in March of 2010 and had recommended some of them for approval. There were a few that the Commission did not recommend. Those were the amendments that dealt with existing special exceptions being proposed to be changed to conditional uses. Also the Commission was not comfortable with the requested 13 dwelling units per acre. In November of 2010, this Commission recommended preliminary approval of the plan and the rezoning from PI/C to HDR. The Commission also recommended a density of 9 units per acre. The Board of Supervisors then granted conditional preliminary approval of the plan with the Commission's recommendations. Since then, there is now a new developer for this development as well as a new engineer. There have been some changes to the plan and there are some additional text amendments being requested. One change is the addition of mid-rise apartments in addition to the low-rise apartments.

Mr. Gregory Davis, solicitor for the applicant was present as well as Bill Rearden, from Bohler Engineering and John Forde, Vice President of BPG Development Company (Palmerview Acquisition). Mr. Davis reviewed the new plan and the new revisions. He then turned the meeting over to the engineer, Mr. Rearden, who explained the development. He had a power point presentation that showed the extension of Corriere Road to Van Buren Road. He stated they are proposing 306 units, with Corriere Road running through the middle of the development. They have scaled down the proposed bridge and reduced the impervious coverage on the site by 3 or 4 acres. They have also reduced the number of structures; the west side will have 9 and the east side will have 3. There will be a community center on both sides, and they will use rain gardens as part of the stormwater management. The buildings on the east side will be five stories, one of which will incorporate the parking garages. Due to the changes in grade, from Corriere Road you will only see three stories. The buildings on the west side will be two and three stories. Certain text amendments are needed to incorporate the mid-rise units on the east side. There will be some parking in the front of the buildings. There will be sufficient

parking for all tenants as required but they are deficient in providing the required overflow parking. They will agree that if they need more in the future they will supply it. Bruno stated this is a deferral and they must show the parking on the plan. Carman stated there is already a section in the ordinance that allows for the banking of parking spaces as a special exception. The data for the parking needs to be submitted to be formally reviewed. Commission members stated for the “old” plan they discussed at length the water problems. Rearden stated the culvert analysis for the proposed bridge is currently being worked on. There were a lot of road improvements to Van Buren Road which may be required of the new owner. They have to make sure the future improvements aren’t impacted by the development. The approval of the former Mandy plan was that the improvements were deferred but the developer had to post security for future improvements on their side of Van Buren Road. They are also asking for setback relief from 100’ to 50’ on the northwest corner of the property. They would be adding screening and buffering as required. Wilkins stated the township engineer’s letter has a lot of items that need to be satisfied and the applicant is aware of. He also asked the applicant what their plan is for a new traffic study since the last one may be out-of-date. Rearden stated their traffic engineer has discussed this with Pidcock and they are in the process of updating this. The roadway is not changing and they feel the bridge does not need to be so extensive.

All Township Engineer’s comments for the proposed text amendments have been incorporated into Carman’s comments. She reviewed what was being proposed. Everyone received a copy of these proposals which were all incorporated into one submittal and they were reviewed. Commission did not have a problem with any of these amendments. Wilkins asked if anyone had any comments from the audience. There were none. He then called for a vote for the Zoning Map Amendments, Zoning Ordinance Amendments, the preliminary/final plan of Madison at Palmerview and the conditional use request by Palmerview Acquisition. On motion by Grube, seconded by Blanchfield, and agreed by all, the Commission agreed to table action on all these requests.

New Business

2. Zoning Text Amendment – Off-Premise Signs

Carman stated this is left over from the digital sign ordinance amendments that were done recently. Township Staff found a discrepancy in the existing language for measuring the distance of an off-premises (billboard) sign from a residential property. This should read that the measuring of 300’ from a residential lot line is measured in a straight line along the frontage of the property and not in any direction as previous stated. On motion by Grube, seconded by Stoneback, and agreed by all, the Commission recommended the approval of the off-premises sign amendment as presented.

Planning Director Report

Carman stated she is still working on the North End zoning districts and may have something to for the Commission to discuss at the next meeting.

Seeing no further business or comments for the Commission, Wilkins called for a vote to adjourn. On motion by Stoneback, seconded by Grube, and agreed by all, the meeting was adjourned at 7:59 p.m.

Diane Grube, Secretary