

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, MARCH 8, 2016 - 7:00 PM
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The March meeting of the Palmer Township Planning Commission was held on Tuesday, March 8, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Tom Grube, and Jeffrey Kicska. Also in attendance were Planning Director Cynthia Carman, Engineer Ralph Russek and Solicitor Charles Bruno. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of February 2016 Public Meeting

Motion: Approve, Moved by Thomas Grube, Seconded by Jeff Kicska. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi
Commission Members Absent: Wilkins

NEW BUSINESS

2. Joseph I / Anchor Health Development Revised Final Land Development Plan
Corriere Road - K8-10A-5A
PVC District
Request by Anchor Health Development

DISCUSSION

Present on behalf of Anchor Health Development was Kurt Hutter, engineer Mark Hintenlang and Attorney Daniel Cohen. Blanchfield asked Attorney Bruno whether the previously approved plan needed to be withdrawn. Bruno noted that this was a revised plan so it was his opinion that it did not. It would be an amended final plan and would need to be recorded as such.

The plan proposes construction of a two-story 57,000 square foot medical office building on a 15.3 acre tract which already contains a restaurant and bank. The property is located at the intersection of Route 248 and Corriere Road, and is split between Palmer Township and Lower Nazareth Township. Access to this development is proposed from the existing driveways that connect to Corriere Road in Lower Nazareth Township. The previously approved plan proposed the construction of a 30,000 square foot retail building.

Hintenlang noted they were waiting for Lehigh Valley Planning Commission's comments and assured the Commission there wouldn't be an issue with them. He also noted they had a few questions and reviewed the township engineer's letter. All comments have been or will be addressed from this letter. Hintenlang then reviewed the township staff comments and noted that the distance of the building from the drainage swale is 55 feet, which exceeds the required 50 foot setback. He also asked about the screening that needs to be provided for the area of the parking lot. Carman will review what is being proposed with the

zoning officer. Hintenlang noted they were in agreement with the new fire hydrants and marker as commented by the Fire Commissioner.

Blanchfield questioned the new retaining wall section. Hintenlang stated that the wall has been revised in length as well as height and this will be submitted to the township for the geotechnical engineer's approval. Lammi asked if there could be a walkway installed from the building to the sidewalk so pedestrians wouldn't have to walk through a parking lot if they were walking to this building. Hintenlang noted there is a rather steep slope in this area but maybe they could install steps. They would discuss this with the engineer.

Blanchfield asked if they were open to working with the geotechnical engineer on the storm water in the area. Hintenlang noted they were open to working with anyone but they have about 90% of the piping already installed for the storm water system that was previously approved. He stated they were not planning on changing anything nor installing any more piping.

LANTA sent a letter regarding their bus service in this area. LANTA is strongly encouraging sidewalk to be placed along Corriere Road which would provide a safe accessible path for pedestrians walking from the residential area to the existing and proposed buildings. This would also provide an area for a bus stop and especially be a safe area in the winter months instead of someone having to stand in the roadway. Carman noted she had sent this to Lower Nazareth Township asking them to review and offer comments for their side of Corriere Road. Hutter noted he would be very interested in meeting with LANTA and discussing this.

Kicska pointed out that the generator would be directly across the street from the apartments and asked about screening/buffering for it. He was told this is a small emergency generator and wouldn't be on all the time and there is landscaping proposed for around it as well as around the dumpster area. If the township wants more they will comply with that.

Lammi commented that there were pages of comments by the township engineer but noted that they were mostly housekeeping and technical issues. He asked the applicant if they felt confident that they could work out any issues with the geotechnical engineer as well as the township engineer and was told yes.

Bruno asked who between Joseph I and Anchor Health would be entering into the improvements agreement. Cohen replied that Anchor Health would be the developer and there would be a ground lease from Joseph I to Anchor.

Blanchfield asked if there were any further questions or comments by the Commission members, township staff or audience. Seeing none, he called for a vote on this application.

The Commission recommended approval of the plan, subject to the following conditions:

1. Comments of the Township Engineer's letter dated March 4, 2016 are

satisfactorily addressed.

2. Township Departmental comments dated March 4, 2016 are satisfactorily addressed.
3. Any comments of the Township Geotechnical Engineer are satisfactorily addressed.
4. Any additional required traffic improvement or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors.
5. The applicant looks at the possibility of installing a sidewalk/walkway to the building, noting it may be difficult due to the slope.
6. The applicant considers the comments from LANTA.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Thomas Grube. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi
Commission Members Absent: Wilkins

PLANNING DIRECTOR COMMENTS

Carman noted she had sent out the RFP's for the Comprehensive Plan Update and had received a number of responses. She noted the proposals were due that week.

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Diane Grube, Secretary

Motion: Adjourn, Moved by Thomas Grube, Seconded by Robert Lammi. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi
Commission Members Absent: Wilkins