

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – MARCH 11, 2014 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The reorganization meeting of the Palmer Township Planning Commission was held on Tuesday, March 11, 2014 at 7:00 p.m. with the following in attendance: Bob Blanchfield, Virginia Rickert, Ron Grandinetti, Jo-Ann Stoneback and Robert Lammi. Also in attendance were Planning Director Cyndie Carman; Solicitors Charles Bruno and Ryan Fields, and Engineer Ralph Russek. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

MINUTES OF NOVEMBER 2013 MEETING – Action on the Minutes from November 2013 meeting was held until the next meeting.

Blanchfield then turned the meeting over to Temporary Chairman Charles Bruno who called for nominations for Chairman.

On motion by Lammi, seconded by Stoneback, and agreed by all, Robert Blanchfield was nominated for Chairman. Nominations were closed on motion by Rickert, seconded by Grandinetti and agreed by all, and Robert Blanchfield was declared Chairman for 2014.

Colver then turned the meeting over to newly appointed Chairman Robert Blanchfield who called for nominations for Vice Chairman.

On motion by Stoneback, seconded by Grandinetti, and agreed by all, Robert Lammi was nominated for Vice Chairman. Nominations were closed on motion by Rickert, seconded by Grandinetti, and agreed by all, and Robert Lammi was declared Vice Chairman for 2014.

On motion by Stoneback, seconded by Grandinetti, and agreed by all, Diane Grube was nominated as Secretary. Nominations were closed on motion by Rickert, seconded by Grandinetti, and agreed by all, and Diane Grube was declared Secretary for 2014.

NEW BUSINESS –

Joseph 1 Revised Final Land Development Plan
Corriere Road – K8-10A-5A
PI/C District
Request by Joseph I, LP

Owner John Joseph was present along with his attorney Dan Cohen, business partner John Nikolich, and Kevin Detrick of ICS Car Wash Systems. Nikolich reviewed the proposed plan stating that this is a revised plan as they had previously received approval for a 30,000 sq. ft. retail building. They are now proposing an 11,200 sq. ft. car wash and adjoining 3,400 sq. ft. detail center with parking areas, storm sewer, sanitary sewer and water distribution systems. Access to this property would be from an existing driveway that connects Corriere Road in Lower Nazareth Township. He did point out that a car wash is an approved use in Lower Nazareth Township. It is not in Palmer which is why they are proceeding with a request for a text amendment in this district. Bruno stated that the township engineer's review was conducted as if this text amendment was already approved. Engineer's letter was reviewed and the applicant did not have any questions on any issues. Applicant then discussed the retaining wall. They would like to meet with the township engineer as well as the developer of the adjoining development and discuss only having one retaining wall instead of two. The car wash will have one direction in for traffic and as you exit the wash you can go two ways: to the detailing section or the vacuum section, which both have exits. A large amount of the water will be recycled and they will have "dump tanks" which separates the grit and stones from the water. There will be plenty of room for vehicles to be stacked in line. The location for the dumpster was questioned and Nikolich stated it was placed in this area where it will be screened and then their collection company will empty it during the off hours. Also it is close to the vacuum area which helps them being able to empty the vacuums easier and not have to walk through the parking lot.

The zoning issues were discussed and the parking spaces in particular. The spaces in the vacuum area are oversized so you are able to have your doors open while cleaning out your vehicles and also be able to walk around the vehicle with the doors open. They are also more angled than a regular parking space. The spaces that are less than 10 feet from the building could be designated as compact stalls to give them the required separation from the building. The applicant will meet with the zoning officer and get an interpretation of this issue.

There being no further questions or comments of the Commission, Blanchfield

called for a vote. Lammi moved to recommend approval by the Board of Supervisors of the revised land development plan on the condition that all comments of the Township Engineer's letter dated March 7, 2014 are satisfactorily addressed; Township departmental comments dated March 7, 2014 are satisfactorily addressed; the applicant coordinates with developers and engineers for Palmer View on the issue of the retaining wall, to the satisfaction of the Township Engineer; the applicant meets with the Township Zoning Officer on the interpretation of the issue on the parking spaces; a waiver be approved for the sidewalk on that side of the street as there is not space to allow for them; any geotechnical issues are resolved to the satisfaction of the Township Geotechnical Engineer; any comments by the Township Lighting Consultant are satisfactorily addressed; and that the requested zoning text amendment to allow car wash as a permitted use in the PI/C district is approved by the Board of Supervisors. Blanchfield called for a second, which came from Grandinetti. Bruno stated there should be an amendment to the motion to include if a waiver is requested it needs to be done in writing and justified by the Board of Supervisors. Lammi added this in his motion as well as Grandinetti in his second. Blanchfield called for a vote which was approved by all.

Zoning Text Amendment
PI/C District
Request by Joseph 1, LP

The applicant is requesting an amendment to Section 190-122 of the Zoning Ordinance to allow a Car Wash as a permitted by right use in the Planned Industrial/Commercial (PI/C) zoning district. On motion by Lammi, seconded by Rickert, and agreed by all, the Commission recommended approval of this request by the Board of Supervisors.

Planning Director's Comments – None

Public Comment – None

Bruno, as well as the Commission, welcomed Bob Lammi to the Commission stating he will be very helpful with this Commission. Lammi thanked everyone and looks forward to working with this Commission as he started in Palmer Township on the Planning Commission.

There being no further business to come before the Commission, the meeting was adjourned at 7:45 p.m. on motion by Stoneback, seconded by Lammi, and agreed

by all.

Diane Grube, Secretary