

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, MARCH 12, 2019 - 7:00 PM

PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The March 2019 meeting of the Palmer Township Planning Commission was held on Tuesday, March 12, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Robert Lammi, Richard Wilkins, Karin Vangeli, Michael Brett, Jeff Kicska and Robert Walker. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Attorney Steve Brown.

1. Minutes of February 2019 Public Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Wilkins
Commission Members voting Abstain: Walker

NEW BUSINESS

2. Fenstermaker Enterprises, LLC - Conditional Use Application – Expansion of Self-Storage Facility in PO/IP District

1340 Tatamy Road - K8-12-7

PI/C District

Request by Fenstermaker Enterprises, LLC

DISCUSSION

Present on behalf of the applicant were Dean Fenstermaker and Debbie Zimmermann of A to Z Storage and Joseph Civitella of McTish, Kunkle & Associates.

The applicant is requesting conditional use approval to expand an existing self-storage facility on a 3.22 acre lot. The applicant is proposing to add two additional buildings, one at 25,000 square feet (12,500 x 2 stories) and one at 14,000 (7,000 x 2 stories) square feet. The property is located on the west side of Tatamy Road, within the Planned Office/Industrial Park (PO/IP) zoning district.

The applicant is seeking conditional use approval under the following provisions of the Zoning Ordinance:

- §190-137.C - Uses applicable in the PI/C district; and
- §190-125.Q - Self-storage development

By reference, the use would be required to meet the requirements of §190-210.B(28) - Additional requirements for Self-storage development.

The Comprehensive Plan designates this area for non-residential use.

Civitella gave an overview of the project saying they would like to build the larger building with the office first, with the portable buildings and the outside storage

going away. Blanchfield asked if they require their clients to agree to restrictions on hazardous materials. Fenstermaker said yes. Blanchfield asked if there were any changes to the stormwater. Brett asked if the concentration of stormwater would change. Russek said the basin was designed to handle all the paved area, and there was no change to the impervious coverage. Blanchfield said a lighting plan should be provided. Blanchfield asked if there would be new utility lines. Civitella said there would be new water and gas lines, and they hope to connect to the existing sewer lateral. Blanchfield asked Russek about the street right-of-way that was shown on the 2003 plan. Russek said It needs to be confirmed whether it was done, as Pidcock does not have to do a record of it. Civitella said they would confirm whether it was done or will write a description so that it could be done. Blanchfield asked about PennDOT permits. Civitella said they would take care of all the permits required by PennDOT. Wilkins asked about the 2nd floor of the building. Fenstermaker said there would be an elevator and stairs for access. Kicska asked if they were doing away with all outside storage and what the buildings would look like. Fenstermaker said all the outside storage will be gone and the buildings would look like the other existing buildings. Brett asked if it would be residential or commercial storage. Zimmermann said it would be mostly residential storage with some commercial. Lammi asked about the screening. Fenstermaker said it is already done and the neighbor is happy with it, and she knows it will be a 2 story building. Blanchfield asked about the hydrant location. Civitella said they would let the water company decide where they want it placed, in the right-of-way or on the property. Fenstermaker said he would like to confirm the distance of the existing hydrant from their property. Blanchfield asked if both building would be sprinklered. Civitella said yes. Fenstermaker said they would also have heating and cooling. Russek said there were 4 street trees that were supposed to be done with the previous plan. Lammi said in the past if we deferred sidewalks and curbs, we also deferred trees since sidewalk and curb location were not known. Civitella said he would send a revised letter requesting a deferral for sidewalks, curb and trees.

Seeing no further comments or questions, Blanchfield called for a motion. The Commission recommended approval of the conditional use application by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated March 7, 2019 are satisfactorily addressed.
2. All conditions of the January 10, 2019 Zoning Hearing Board decision are incorporated by reference.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins

3. A to Z Self Storage Facility - Minor Land Development Plan
1340 Tatamy Road - K8-12-7
PI/C District
Request by Fenstermaker Enterprises, LLC

DISCUSSION

The plan proposes the expansion of an existing self storage facility by the construction of two additional self-storage buildings, both two stories in height, one containing 25,000 square feet (12,500 x 2 stories) and one containing 14,000 square feet (7,000 x 2 stories) of storage space.

The applicant was granted variances by the Zoning Hearing Board on January 2, 2019 for parking and buffering requirements.

Based on the discussion of the conditional use application, the Planning Commission recommended approval of the minor plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated March 7, 2019 are satisfactorily addressed.
2. Township Departmental comments dated March 11, 2019 are satisfactorily addressed.
3. All conditions of the January 10, 2019 Zoning Hearing Board decision are complied with.
4. The requested conditional use application is approved by the Board of Supervisors.
5. Waivers and deferrals are approved by the Board of Supervisors.

Waivers:

- *§165-76 - submission of an erosion control plan to county conservation district.*
- *§165-63.K.(2) - design standards for detention basin emergency spillways.*
- *§165-63.K.(3) - the top or toe of slope being located a minimum of 5 feet from any property line.*
- *§165-63.K.(4) - the minimum top width of the detention basin being 10 feet wide.*
- *§165-63.K.(7) - detention basin fencing.*

Deferrals:

- *§165-69.A - installation of sidewalks and driveway aprons along Tatamy Road.*
- *§165-75 - installation of concrete curbing along Tatamy Road.*
- *§165-73.A.(1) - installation of street trees.*

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer gave the Commission members copies of the draft recreation plan and said they consultants are currently making some revisions. It must go before the recreation board and then will come to the Commission in a month or so.

There is a first rough draft of the zoning re-write that has been distributed to members

of that committee, but it still needs some work. The next meeting of that committee is scheduled for March 20.

Lammi gave the board members a copy of the LVPC subdivision and land development monthly report showing what is going on in the Lehigh Valley and also said their website has a lot of interesting information.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:55pm.

Motion: Adjourn, Moved by Karin Vangeli, Seconded by Robert Walker. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins