

Palmer Township Planning Commission

April 10, 2012

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, April 10, 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 and JoAnn Stoneback. Also in attendance were Planning Director Cyndie Carman, Solicitors Charles Bruno and Victoria Opthof, Engineer Ralph Russek, Supervisor Liaison Bob Lammi and Supervisor Chairman Dave Colver. Wilkins opened the meeting and led those present in the Pledge to the Flag.

Minutes of Public Meeting, March 2012 – On motion by Rickert, seconded by Grube, and agreed by all, the minutes of the March meeting were approved as written.

New Business

1. Discussion - North End Zoning

Planning Director Cyndie Carman stated that she and township officials are in the process of creating the zoning districts for the north end of the township. She distributed and reviewed the proposed listing of the districts. She also showed the Commission a map that they have created. The proposed districts are North End Business Overlay District; Main Street Commercial Overlay District and Transportation Industrial Overlay District. The list of uses for each district was discussed. Blanchfield asked if any of these districts would allow strip malls and Carman stated yes, the Main Street District would allow shopping center uses. Colver stated for the convenience store use with the pumps located behind the building, this is something that has to be looked at because people do get off the highways to get gas and felt that seeing the pumps in the front is better than not knowing they are there if they are in the rear. Lammi commented on the truck stop use. A use such as this would take up a very large area and this land is prime land, so why use it up on something that would include truck repairs and storage of trailers? Also discussed was the nightclub use. Some members had a problem with this but Carman stated there is currently a definition in our ordinance which limits what is included in this. It was suggested that this should state that it is not for adult entertainment. Under the commercial recreation use, Stoneback asked if something could be added such as laser tag, which is very popular. Carman stated yes this could be added.

Under the Transportation Industrial Overlay District there was discussion on the research laboratory use. A concern was raised about using hazardous materials and how would we know what a research lab would be using. This could be controlled by having the company secure a conditional use approval. Lammi stated that this use should not be excluded. Usually the use of the materials is in small quantities and pharmaceutical research is a big industry. Research could

be changed to a conditional use to be able to know exactly what the company/laboratory does. All uses would be required to comply with all federal, state and local laws.

Russek suggested that in the North End district, we should allow for suitable government facilities such as police, fire and ambulance stations as there may a need for sub stations for all these departments. Russek also asked about car dealerships but Carman stated they did not feel this was an efficient use of the land in this area in terms of building values and jobs.

It was agreed that the map needs to have more defined roads and the lines need to be cleaned up to show the dividing of the districts.

Wilkins asked if there were any further comments for this discussion. There were none. Wilkins asked Colver what the time lines were on this project and Colver stated they would like this to be before the Board of Supervisors by end of May or beginning of June and it has to come back to this Commission again.

Planning Director Comments – None.

There were no further comments so the meeting was adjourned on motion by Stoneback, seconded by Rickert and agreed by all at 8:15 p.m.

Diane Grube, Secretary