

## **PALMER TOWNSHIP PLANNING COMMISSION**

**PUBLIC MEETING - TUESDAY, APRIL 10, 2018 - 7:00 PM**

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

The April meeting of the Palmer Township Planning Commission was held on Tuesday April 10, 2018 at 7:00 pm with the following in attendance: Chariman Robert Blanchfield, Robert Walker, Jeff Kicska, Karin Vangeli, Robert Lammi and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitors Charles Bruno and Steve Brown and Supervisor Jeff Young.

### 1. Minutes of February 2018 Public Meeting

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

### NEW BUSINESS

### 2. MCS Industries Expansion - Lot Line Adjustment & Preliminary/Final Land Development Plan

2280 Newlins Mill Road - K8-12-3A & K8-12-9  
PO/IP District  
Request by MCS Industries, Inc.

### DISCUSSION

Present on behalf of the applicant were Paul Szewczak of Liberty Engineering, Attorney Daniel Cohen, Thomas Meagher of Blue Rock Construction and Richard Masters of MCS Industries.

The plans propose the resubdivision of a 50.63 acre tract on the south side of Newlins Mill Road and construction of an additional 249,600 square foot manufacturing building, along with parking spaces for 65 trailers and 50 cars, on a 35.03-acre lot. The property is located within the Planned Office/Industrial Park (PO/IP) zoning district.

Szewczak explained that MCS needs to expand its operations. They are not able to add to the existing building because of the gas line that runs behind it so they are proposing to add a second building. They are purchasing acreage from the property to the south and they would like to blend everything into one property. He also stated that MCS would not own Lot 2, the residual property. Ownership of that lot will be retained by the original land owner. The facility will be a highly secured area with fencing and security systems. Bruno asked if MCS is the only applicant. Szewczak said yes, all of the applicant's responsibilities will be done by MCS.

Blanchfield asked Russek to touch on the driveway. Russek said truck traffic would be directed through a car parking area which is not acceptable and a modification should be made. Blanchfield asked about the berm and if there

would be activity on that side of the building. Szewczak said the berm would be 10 feet high with plantings on top, and there would be minimal lighting and no truck activity on that side of the building. He added there would be 12 trucks a day and 60 employees and it would not operate 24 hours. Szewczak also explained that all the stormwater would be sent to the detention pond on the east side of the building and from there to the culvert on Corriere Road.

Bruno stated that this use is manufacturing, which would need conditional use approval along with a lot line adjustment and preliminary/final land development. Also if the building height is going to exceed 40 feet this should be included in the conditional use application. Szewczak said they were aware of that. Bruno said these should run concurrently and that the application for the lot line adjustment should include the original lot owner as an applicant.

Blanchfield asked about incorporating walkways. Kramer said this is not an ordinance requirement, but is a practice that is being encouraged by LANTA and the LVPC in order to provide safe pedestrian access out to the street for employees who might be using public transportation. In this case it would also provide walking access between the two buildings. Lammi said that people will be using public transportation and there could be safety issues with people walking in the driveways with truck traffic, so this is something we have to take a look at. Lammi also stated we would be looking for them to put in the sidewalk which they are asking for a deferral of. Szewczak said they only have 3 or 4 people currently using public transportation and they would at least look at putting in a concrete pad by the street.

Blanchfield asked about the Fire Department comments. They would need to discuss the location of the hydrant and paving of the fire access road. Szewczak also stated they are working on the comments from the geotech engineer and will comply with the comments from the lighting consultant. Waivers and deferrals will be put in a formal request, to be discussed.

James Finnen, 18 Moor Drive, asked how far the berm would be from the property line, as well as how many loading docks there would be, how many parking spaces, and how much truck traffic can they expect.

Wayne Conrad, 41 Moor Drive, asked how high the building would be.

Dave Monaghan, 12 Glasgow Way, asked for clarification that the building would be at least 150 feet from the property line, before you said it was 100', which

Ed Bandics, 22 Moor Drive, asked if it is manufacturing, would there be chemicals involved.

Diane Rodenbough, 33 Inverness Drive, asked if it would be a 24/7 operation.

John Halligan, 12 Canterbury Drive, asked where the stormwater goes from Corriere Road.

Gary Fehnel, 2112 Newlins Mill Road, stated that the stormwater from this

property washes down into his fields now ,which is a problem, creating sinkholes. It should not be running into property.

Szewczak said he needed guidance on the driveway location, it could be a deal breaker if they need to redesign it. Meagher said the stormwater basin doesn't give them any flexibility and the gas line minimizes access to the back of the property. There is not enough space for them to come up with a common access. Wilkins asked if the land owner to the south knows what is being planned. Szewczak said he does, and he does not want access to his remaining property from Newlins Mill. Blanchfield advised them to continue with their proposed layout.

Seeing no further questions or comments, the Commission voted to table the application.

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

#### PLANNING DIRECTOR COMMENTS

Kramer stated that the Township had received cost estimates from Environmental Planning & Design to do either a complete re-write of the Zoning Ordinance or selective revisions. The Board of Supervisors had given their okay the previous evening to pursue a complete re-write. EPD will draft an agreement for the Supervisors to consider.

#### PUBLIC COMMENT

James Duffy, 2906 Hay Terrace, stated that he had heard a rumor about the stormwater that would flow from the Palmer Elementary School property, come down Hay Terrace and empty into the swale behind his house. He wanted to know if this was going to be discussed at a meeting soon. Lammi explained where they were with their stormwater design. Blanchfield said they would be back before the Planning Commission in the near future.

#### ADJOURNMENT

The meeting was adjourned at 8:17 pm.

Motion: Adjourn, Moved by Robert Walker, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Kicska, Vangeli, Wilkins