

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, MAY 12, 2015 - 7:00 PM
PALMER TOWNSHIP LIBRARY - COMMUNITY ROOM 1 WELLER PLACE

The May meeting of the Palmer Township Planning Commission was held on Tuesday, May 12, 2015 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Tom Grube, Ron Grandinetti and Rich Wilkins. Also in attendance were Planning Director Cynthia Carman, Solicitor Charles Bruno and Engineer Ralph Russek. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of Public Meeting of March 2015

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

OLD BUSINESS

2. Division Street Apartments - Preliminary/Final Land Development Plan
Division & Milford Streets - M8NE2-25-1, M8NE2-25-2 & M8NE2-25-3
HDR District
Request by N. Pugliese, Inc.

DISCUSSION

Nick Pugliese, developer/owner; Steve Goudsouzian, solicitor; and Gene Weber, engineer were in attendance with the Preliminary/Final Plan which proposed the construction of two buildings of two-family semi-detached dwellings (8 units total). Weber explained that they all engineering comments have been addressed. They had requested 9 waivers and the Township engineer did not have a problem with these except the one regarding the fencing around the basin. Weber stated the ordinance requires fencing if the 25-year storm depth in the basin exceeds 30 inches. He noted that they have almost 31 inches and he will try to re-design the basin so they do not have to request a waiver for this. This plan consolidates all three lots and Pugliese is the sole owner, which will be updated on all records. Departmental comments were reviewed and Weber noted there will be a Knox Box at the emergency gate for access, as requested.

A sewer line easement needs to be shown on the plan as well as the 10 foot wide utility easement. The Public Utilities department comments are to be discussed with Paul Hosking. Pugliese stated he already spoke with him and everything was taken care of.

All operation and maintenance of this development stays with the owner, who will be responsible for everything. Blanchfield asked for any further comments by Township staff. Seeing none he called for a vote. Grube motioned to recommend approval by the Board of Supervisors for the Preliminary/Final plan for Division Street Apartments as presented with the following conditions:

comments of the Township Engineer's letter dated May 7, 2015 are satisfactorily addressed; all Township departmental comments dated May 8, 2015 are satisfactorily addressed; any additional comments from the Township's Geotechnical Consultant are satisfactorily addressed; all waivers excluding the detention basin fencing issue be approved by the Board of Supervisors; and the need for any traffic improvements or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors.

Blanchfield asked if there were any questions.

Michael Sands, 697 Oakwood Street, asked about the placement of the dumpster which will be directly behind his home. Pugliese noted that he will move it over by the driveway area, where you first enter.

Blanchfield then called for a vote.

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

NEW BUSINESS

3. Lots 2 & 3 Chrin Commerce Centre NW - Preliminary/Final Land Development Plan
1611 & 1620 Van Buren Road - J8-23-1D & J8-23-1C
TI-1 Overlay District
Request by Duke Realty, LP

DISCUSSION

Blaine Paul and J. Michael Davis of Duke Realty; Matthew Chartrand of Bohler Engineering; John Wichner of McMahon Transportation Engineers and Attorney Blake Marles of Stevens & Lee were all in attendance to discuss this project.

Blaine Paul gave a general review of what they were proposing for the rezoning request and the proposals for Lots 2 and 3. He noted that Duke will own the three lots in the northwest quadrant of the area and the Lot #1 warehouse is slated to be completed in 2016. Roadway Y is currently a stone access for construction vehicles. This roadway is on the existing approved subdivision plan. They are requesting a zoning amendment for Lot 2. The current zoning for this lot is currently split between Transportation Industrial Overlay 2 (TI-2) and Transportation Industrial Overlay 1 (TI-1). They would like it changed to be all TI-1. The current zoning boundary line, which was created in advance of the subdivision that created the lots, is a zigzag through the center of the property. The size of the building they can build will be determined by the zoning of the property. Under TI-2 they could build two buildings of 400,000 square feet, while under TI-1 they can combine these into one building of about 629,000 square feet. He stated he has received favorable comments from Township staff. Bruno noted he understood it was good for the applicant but why was going through this rezoning good for Palmer Township. Paul noted it would create cleaner zoning lines and the zoning boundaries would go follow the lot lines. Wilkins stated he was surprised that this wasn't cleared up when it was

created with the subdivision plan. Carman noted that it was a condition of the subdivision approval that the zoning be addressed when development is proposed for the lots.

Engineering and staff comments were reviewed and Paul noted they will be working with the Township staff as well as engineer to get these satisfied by all. There is a traffic issue with lot #4 which will be worked on. Roadway Y is within lot 4 and will be developed when the lot is. Right now it is a stone road for construction vehicles.

Paul reviewed the architectural renderings and noted the schedule. Hopefully they will be able to move dirt this year and stabilize everything for the winter then start with the first building in 2016 and the second one in 2017. There is a definite market for the large type buildings. He was asked if anyone would use the railroad access. He noted there isn't a market for this in this area as the slope is too much. The waivers were reviewed and the Township engineer didn't have any objections to these. Paul noted they are in the process of obtaining the NPDES permit as they will have above ground as well as underground storm water facilities.

John Wichner, traffic engineer then reviewed his portion of the project. He noted there has been so much work done since everything started in 2014. They are revising and resubmitting plans to PennDOT for the off ramp traffic signals. He noted there will be continuing studies done, as after-studies will be required after each lot is constructed.

Fire Department comments were reviewed. There could be two pump houses for the fire protection system. There will be one main for both systems in both buildings which would create some cross access. Bruno noted he would like any easements and/or deeds of dedication ahead of time.

Paul asked if there would be any consideration for the rezoning request and Bruno recommended that it run concurrently with the preliminary/final plan. The applicant has some further work to do with the engineering staff. There were no further questions by the applicant, staff or audience.

Motion: Tabled, Moved by Thomas Grube, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Grandinetti, Grube, Wilkins. Commission Members Absent: Lammi.

4. Duke Realty - Zoning Map Amendment
1611 Van Buren Road - J8-23-1C
TI-2 Overlay District District to TI-1 Overlay District
Request by Duke Realty, LP

Motion: Tabled, Moved by Thomas Grube, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Wilkins, Grube, Grandinetti, Blanchfield. Commission Members Absent: Lammi.

PLANNING DIRECTOR COMMENTS

Carman stated two years ago the Township went into a new electronic agenda program for the Board of Supervisors meetings. We now have it available for the Planning Commission. If any members would like to use it they can bring in their laptops or iPads and Carman will set it up.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

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