

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, JUNE 9, 2015 - 7:00 PM
PALMER TOWNSHIP LIBRARY - COMMUNITY ROOM, 1 WELLER PLACE, PALMER, PA

The June meeting of the Palmer Township Planning Commission was held on Tuesday, June 9, 2015 at 7:00 p.m. with the following in attendance: Robert Lammi (Vice Chairman), Tom Grube, Ron Grandinetti, Rich Wilkins and new member Jeffrey Kicska. Also in attendance were Solicitor Charles Bruno and Engineer Brian Dillman. Vice Chairman Lammi opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of Public Meeting of May 2015

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

NEW BUSINESS

2. Newlins Mill Road Industrial Facility - Preliminary/Final Land Development Plan
2300 Newlins Mill Road - K8-12-3
PO/IP District
Request by J.G. Petrucci Company, Inc.

DISCUSSION

This preliminary/final land development plan proposes a 182,000 square foot manufacturing/distribution facility on a 12.5 acre tract of land located in the Planned Office/Industrial Park (PO/IP) zoning district on Newlins Mill Road opposite McFadden Road. Present for the applicant were Engineer Rocco Caracciolo of Pennoni Associates, Peter Polt of Petrucci Development and Attorney Timothy Siegfried. Caracciolo highlighted what was being proposed. He stated this is going to be a spec building; they do not have a tenant at this time. He also explained what they are doing for the storm water since this area has a history of sinkholes. The western driveway will be for vehicles only, no trucks. The drive will go around the building for emergency vehicles; trucks will have a "turn around" and will not go around the building.

Siegfried stated they were asking for a waiver of the required 40 foot buffer yard between an industrial use and an existing residence as the western driveway encroaches into the buffer area. This is for safety reasons so that the centerline of the driveway will be more than 200 feet from the centerline of McFadden Road, as required by ordinance. There will be substantial screening in this location.

They are also asking for a waiver for the maximum slope of the detention basin

embankment as well as the slope of the drainage swale. Lammi asked if they submitted the plan for the retaining wall in the basin. Caracciolo noted they have not because the contractor usually designs the wall and submits it. He noted they will get a plan to the engineer with the tie backs but not the actual wall design. Dillman suggested they also forward this to the planning director as well as the geotechnical engineer. Dillman also noted that the screening along the driveway is very important and this setback needs to be to the satisfaction of everyone. Caracciolo noted there will be a minimum of 6 foot high plantings installed.

Caracciolo noted they are not proposing sidewalks, stating that neither MCS nor Majestic have them. Lammi stated he did not agree with this and feels the sidewalk should be installed. They asked about a deferral for this and Lammi responded that he is concerned with safety reason, such as employees waiting for a bus, etc. He feels the Township has to start requiring the sidewalks. He asked if Majestic or MCS have a waiver or deferral. This will have to be checked. He feels LANTA does not want bus stops at areas that do not have sidewalks and we are starting to see increasing development in the north end of the township. Other Commission members felt the same way.

Lammi asked if the applicant had any questions or comments from the Township engineer's letter. The only comment Caracciolo discussed was the width of the roadway for Newlins Mill Road. Dillman noted they are looking for the required width that was determined in the Township's Northern Tier Traffic Study and there have been other developments that have done this widening improvement. All other comments the two engineering firms are working on. Lammi asked if there were any further questions and/or comments by Commission members or staff. Siegfried questioned two issues; would the issuance of the design of the retaining wall be a condition of the building permit, noting that they will submit a plan for the tie backs. Also that the plan should show the location of the pedestrian entrance/exit doors to evaluate the accessible pathways. He noted since they do not have a tenant they don't have a location of the doors but they do have three locations on the plan.

Lammi asked if there were any further questions and got some comments/questions from the audience.

Karen and Mike Miller – 2310 Newlins Mill Road: Mrs. Miller commented on the lighting from Majestic noting it is very bright. She had a concern about the lighting of this new building. She also stated that Majestic has an air conditioning compressor outside and it very loud. She asked where the one for this building would be installed. Polt and Caracciolo told her that they would put cut off units on the lighting standards which will give them zero glare. Polt also noted that they usually put the compressors on the roof but he will check on this. There shouldn't be a problem with these two issues at all.

Dallas Kohler - MCS Industries: Mr. Kohler informed the Commission that they had hired Barry Isett Engineers to review these plans. They have many issues with sinkholes in this area and want to review this proposal. Caracciolo noted

they have met with the representatives of MCS and know of their issues. He assured Kohler that they would forward a set of plans to Isett's office. Kohler asked what the process is if they are given approval tonight. Bruno explained the process that this Commission gives recommendations to the Board of Supervisors and the Board would review them at their meeting in two weeks. Caracciolo explained to the Commission what took place at their meeting. He informed MCS representatives that The Pidcock Company as well as DEP reviews the storm water system and noted that neither institution had a problem with what was being proposed.

Kohler also stated they were concerned about the curbing that is proposed 5 feet off their property line. Dillman stated they are within the zoning requirements and there isn't a problem with that. Kohler felt this was going to be a problem with the gas line company who just contacted them requesting 10 feet of access on the MCS property for them to do work that helps with erosion of the pipe lines. Dillman noted again that this is all on their property and didn't feel this is an issue with this proposal. He suggested that all parties meet for the Transcontinental Pipeline issues.

Kohler asked how long they had to get written recommendations and/or comments to the Township. Bruno explained the process again and noted that if this developer is complying with the Township ordinances, that is what we have to look at. He also stated that he feels these issues will not have an impact with the Board of Supervisors.

There were no further comments or questions by anyone. Lammi called for a vote which was approved with the following conditions:

1. Comments of the Township Engineer's letter dated May 28, 2015 are satisfactorily addressed.
2. Township Departmental comments dated June 5, 2015 are satisfactorily addressed.
3. Comments from the Township's Geotechnical Consultant letter dated March 5, 2015 are satisfactorily addressed.
4. Waivers, as requested, are approved by the Board of Supervisors.
5. An adjustment to the buffer requirements, as requested under §190-194.D(7), is approved by the Board of Supervisors.
6. The recreation contribution is addressed to the satisfaction of the Board of Supervisors.
7. The recreation contribution is addressed to the satisfaction of the Board of Supervisors.

Waivers:

- §165-63.K(3): Maximum slope of detention basin embankment
- §165-63.N(3): Minimum slope of drainage swale.

Adjustments:

- §190-194.D(1)(a): 40 foot buffer yard between industrial use and existing residential use.
- §190-194.D(3)(a): No driveways in buffer yards except approved

crossings for ingress and egress.

The Planning Commission did not recommend approval of a request to defer the construction of sidewalks.

Motion: Approve, Moved by Thomas Grube, Seconded by Richard Wilkins. Passed. 5-0. Commission Members voting Ayes: Grandinetti, Kicska, Lammi, Grube, Wilkins. Commission Members Absent: Blanchfield.

3. Conditional Use Application - Manufacturing/Distribution Use

2300 Newlins Mill Road - K8-12-3

PO/IP District

Request by TripleNet Investments XXI, LP

DISCUSSION

The conditional use request was discussed in the context of the preliminary/final land development plan for the Newlins Mill Road Industrial Facility. Present for the applicant were engineer Rocco Caracciolo, developer representative Peter Polt and attorney Timothy Siegfried.

The applicant is seeking conditional use approval for manufacturing and distribution uses under the following sections of the Zoning Ordinance:

- §190-137.C: Any combination of uses permitted by right or by condition in the PIC district, specifically:
- §190-125.D: Industrial activity involving processing, cleaning, assembling, packaging, conversion, production, repair, manufacturing or testing of materials, goods and/or products.
- §190-137.E: Distribution activities either as a stand-alone use or in combination with other uses.

Siegfried read a letter dated 5/1/15 in regards to what is allowed in this zoning district. Lammi noted that in the past the Commission had some difficulty with proceeding with a Conditional Use Application without knowing what type of tenant would occupy.

Bruno discussed what their Solicitor outlined for the applicant. The letter that was sent was a narrative of potential uses for this building/zoning district. The process that has been used for similar buildings is that if the type of use is approved by the Board of Supervisors through a Conditional Use hearing, each prospective tenant then gets reviewed by the Zoning Officer, Planning Director and Fire Commissioner to ensure that the conditions of approval are met. The Township has become more agreeable with these types of spec buildings since we are seeing more and more of them.

Motion: Approve, Moved by Thomas Grube, Seconded by Ronald Grandinetti. Passed. 5-0. Commission Members voting Ayes: Kicska, Lammi,

Wilkins, Grandinetti, Grube. Commission Members Absent: Blanchfield.

4. 2400 Northampton Street Medical Office - Preliminary Land Development Plan
2400 Northampton Street - L9-35-1 & L9-39-2
LI District
Request by JERC Partners XXIX, LLC

DISCUSSION

This preliminary land development plan proposes the construction of a 40,000 square foot medical office building on a 5.5 acre tract of land located in the Light Industrial (LI) zoning district at the intersection of Northampton Street and Wood Avenue. Present on behalf of the applicant were Engineer Rocco Caracciolo of Pennoni Associates, Joseph Correia of Petrucci Development, and Attorney Catherine Durso. Caracciolo noted this is a redevelopment parcel and the existing building will be demolished. He noted this proposal will greatly reduce the impervious area by approximately one and a half acres. There will be a main entrance/exit off Northampton Street with a back entrance for emergency access off Wood Avenue. There are two entrances existing but one will be removed.

Lammi noted the Township engineer's letter has quite a few comments and this is only in the preliminary stage which is the reasoning for a preliminary plan. Lammi asked if there was any particular issue in the letter they would like to review. Caracciolo responded that any issues could be worked out with the engineers. There was discussion on the parking and what the future expectations would be. Durso asked for any suggestions on what they could do about the parking. What if they went through the process and then got to the Board of Supervisors and they rejected the proposal? Bruno suggested if they wanted to discuss with the Supervisors they could contact the planning director to schedule a meeting with Supervisors and/or Township staff.

Dillman suggested that this plan could be resubmitted as a preliminary/final plan. He felt there really weren't a lot of issues to discuss. The traffic and storm water will be discussed between the engineers. This is a good site to have a redevelopment project.

Wilkins commented that there will be a true separation at the bike path, which is a good idea. Kicska asked about sidewalk for this project. Caracciolo stated that on Northampton Street the curbing will continue to the corner but they would like to request a deferral for along Wood Avenue. This will be submitted with the next submission. Dillman noted the sidewalk on Wood Avenue wouldn't lead anywhere but there may be a requirement for the curbing. He felt this would be a good idea for people pulling off the roadway. Kicska had a few questions on the process with State roads, in particular Northampton Street since it is a State road. Dillman explained how PennDOT would be involved. There were no further questions or comments from the audience nor Commission.

Motion: Tabled, Moved by Richard Wilkins, Seconded by Thomas

Grube. Passed. 5-0. Commission Members voting Ayes: Grandinetti, Grube, Kicska, Lammi, Wilkins. Commission Members Absent: Blanchfield.

5. Conditional Use Application - Medical Office Building
2400 Northampton Street - L9-35-1 & L9-39-2
LI District
Request by JERC Partners XXIX, LLC

DISCUSSION

The conditional use request was tabled in conjunction with the preliminary land development plan for the 2400 Northampton Street Medical Building.

The applicant is seeking conditional use approval for a medical office building under the following section of the Zoning Ordinance:

- §190-102.D: Business, government and medical office and administrative activities with a total floor area of 30,000 square feet or more.

Motion: Tabled, Moved by Richard Wilkins, Seconded by Ronald Grandinetti. Passed. 5-0. Commission Members voting Ayes: Grandinetti, Grube, Kicska, Lammi, Wilkins. Commission Members Absent: Blanchfield.

PLANNING DIRECTOR COMMENTS

PUBLIC COMMENT

Lammi informed the Commission that the Chrin Commerce Centre Northwest site was on the Board of Supervisors' agenda Monday night. Bruno highlighted what came out of this discussion about the extension of road Y. When it first came through the planning process, the Supervisors conditioned that no one could get any Certificates of Occupancy, besides Lot 1, until that road was completed nor could they sell any lots. At this time, they have requested modification of this condition so they can sell Lots 2 and 3 and the COs be issued before this roadway gets built. They do not yet know what will happen on Lot 4.

The Township engineer needed to review that Van Buren Road could handle the traffic from Lots 2 and 3 and the Board of Supervisors was okay with this. Bruno noted one important key issue is to make sure the Township is protected. The engineer has prepared a cost estimate and the financial security was posted for about \$2.4 million. Kicska asked if this road will have a sidewalk. Dillman stated he thinks so but he will double check. Lammi noted to keep this in mind during the planning process because there will be lots of people walking to restaurants/retail stores.

ADJOURNMENT

Motion: Adjourn, Moved by Richard Wilkins, Seconded by Ronald Grandinetti. Passed. 5-0. Commission Members voting Ayes: Grandinetti, Grube, Kicska, Lammi, Wilkins. Commission Members Absent: Blanchfield.

