

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – JUNE 11, 2013 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, June 11, 2013 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, Virginia Rickert, Ron Grandinetti, Tom Grube, and Chris Briglia; Engineer Ralph Russek and Attorney Charles Bruno. Chairman Wilkins opened the meeting by leading those present in the Pledge to the Flag.

MINUTES OF APRIL 2013 MEETING – On motion by Rickert, seconded by Blanchfield, and agreed by all, the minutes were approved as written.

NEW BUSINESS

1. Zoning Map Amendment
1560 Van Buren Road - K8-3-4 & K8-4-2
RA District to LI District
Request by Charles Chrin Real Estate Trust

Mr. Steven Goudsouzian, Attorney for Charles Chrin Real Estate Trust was present seeking recommendation for a change to the Zoning District for a portion of Van Buren and Hollo Roads in order to reflect that the entire property be within the LI District. It is now split between the LI and RA Districts. Goudsouzian stated this would all be changed when the interchange is constructed but if there was a delay they didn't want a delay at this property. The two parcels are currently treated as one property however it is divided by the Schoeneck Creek and was formerly used for agricultural uses. A sketch plan for the development by DCT Industrial as a distribution center was before the Commission in November. There being no further questions or comments the Chairman called for a vote. On motion by Grube, seconded by Grandinetti, and agreed by all, the Commission recommended approval of the requested amendment to the Zoning Map.

2. Becknell Services Lot Line Adjustment Plan
120 and 160 Commerce Lane – J8-27A-1B, J8-27A-1C and J8-27A-1D
PO/IP District
Request by Becknell Services, LLC

Mr. Michael Gula, Engineer from Lehigh Engineering Associates was present representing Becknell Services for a lot line adjustment for Commerce Lane. This plan proposed to redistribute the entire area of Lot 3 between Lots 2 and 4. This will increase the size of both of these lots. Lot 2 will be entirely in Tatamy Borough and Lot 4 will be located within Palmer Township and Tatamy Borough. Gula stated they had submitted and received favorable comments by Lehigh Valley Planning Commission and they have no issues with the township's engineer letter. He also stated that they have a deferral request for the sidewalk installation along McFadden Road and Commerce Lane. Commission did not have a problem with this request at this time but discussed that once these lots start to develop, the sidewalks that were deferred will need to be completed. There being no further comments from the Commission nor audience, the Chairman called for a

vote. On motion by Blanchfield, seconded by Rickert, and agreed by all, the Commission recommended final approval by the Board of Supervisors for the proposed lot line adjustment plan, conditioned on all comments in the township engineer's letter of June 6, 2013 being satisfied. The Commission confirmed that the sidewalk installation would be deferred at this time. All agreed.

3. Trademark Builders Lot Line Adjustment Plan
2956 Norton Avenue – L8SE3-13-4 & L8SE3-13-5
HDR District
Request by Barry Fehnel

Kim Moore and Ken Hudanich were present with a request for a lot line adjustment for the property at 2956 Norton Avenue and the adjoining vacant lot. This request is for a 20 foot shift in the property boundary. There is a dwelling and garage that will be removed as well as a patio and gravel parking area. This shift will increase the size of one lot and decrease one. They received a variance from the Zoning Hearing Board in April for the minimum lot size requirement. They are proposing to construct a bi-level home on each of the lots. They also requested a continuation of the previously granted deferral of the sidewalk installation, as there is no other sidewalk on that street. There being no further questions or comments the Chairman called for a vote. On motion by Grube, seconded by Rickert, and agreed by all, the Commission recommended final approval of the lot line adjustment plan by the Board of Supervisors, conditioned on all comments in the township engineer's letter of June 6, 2013 being satisfied, including that the sidewalk installation should continue to be deferred.

OLD BUSINESS

None

PLANNING DIRECTOR COMMENTS

Carman noted that after the slow start to the year, it looks like activity is starting to pick up and we should be seeing more applications coming through the rest of the year.

PUBLIC COMMENT

None

On motion by Grube, seconded by Briglia, and agreed by all, the meeting was adjourned at 7:25 p.m.

Diane Grube, Secretary