

## **Palmer Township Planning Commission**

June 12, 2012

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, June 12, 2012 at 7:00 p.m. with the following in attendance: Vice Chairman Bob Blanchfield, and members Virginia Rickert, Ron Grandinetti, Tom Grube, Jo-Ann Stoneback and Chris Briglia. Also present were planning director Cyndie Carman, Solicitors Charles Bruno and Victoria Opthof and Supervisor Chairman Dave Colver. Vice Chairman Blanchfield opened the meeting by leading all those present in the Pledge to the Flag.

MINUTES OF MAY 2012 MEETING – On motion by Stoneback, seconded by Grandinetti, and agreed by five, the minutes were approved as written. Grube abstained.

### **OLD BUSINESS**

Zoning Text and Map Amendments – North End Comprehensive Rezoning – Blanchfield outlined what took place at the last meeting and reviewed the proposed districts – North End Business Overlay District; Main Street Commercial Overlay District; Transportation Industrial Overlay District 1 and Transportation Industrial Overlay District 2. Carman informed everyone of the Lehigh Valley Planning Commission's response which was all positive and they encouraged Palmer Township to consult the Borough of Tatamy on these plans. Carman and Colver have met with Tatamy officials and Colver showed on the map the borough's property and stated that they already have some of their lots zoned similar to ours. Carman stated that the plans are close to being approved for the interchange and the bond financing is being worked out. Once Chrin has construction contracts and security in place with PennDOT, building permits could be issued in accordance with the ordinance and what is allowed in these districts. Colver highlighted the financial end of the project as far as the TIF and the NID, explaining what they are. He also explained the bonds and stated that any financial risk for the project would be to Chrin and the buyers of the bonds, and that the township, county and school district will not be responsible in any way financially.

Colver stated the engineering work for the interchange should be completed by the end of July; bond sales to happen in August and hopefully they will start construction in October with an opening date of Christmas 2013. There is quite a lot of work to be done for this project: six lanes, all the traffic lights, all the surrounding improvements, etc. This project was planned and executed correctly from the start. The surrounding businesses in the industrial park as well as surrounding municipalities all wrote letters of support for this project. There are seven municipalities involved in this project at some point but all the TIF land is in Palmer. Colver,

Carman and Bruno stated they feel we have had very informative meetings and feels the township is lucky to have had a part in a project of this magnitude. This is the last large development in the township. Blanchfield stated Carman did a great job on the proposed ordinance and made this very easy for them to understand. Blanchfield then called for a vote.

On motion by Grube, seconded by Rickert, and agreed by all, the Commission voted to recommend approval by the Board of Supervisors of the proposed zoning text and map amendments for the North End Comprehensive Rezoning. This will go before the Board of Supervisors on Tuesday, June 26<sup>th</sup> for public hearing.

PLANNING DIRECTOR'S COMMENTS – Carman informed the Commission that they should expect Palmer View to be back for the next meeting. She and Pidcock have met with some of their representatives and engineers, and she and Chuck will be meeting with their attorney this week.

Some members noted the building on Newlins Mill Road and the CVS have been started.

PUBLIC COMMENT – None.

Bruno stated that even though Rich Wilkins is not present tonight he has been part of the committee that put together the zoning drafts and was instrumental in the process. He also stated that he felt everyone should be commended on what they did with this project. Probably the most monumental project they have dealt with so far. Palmer Township is very fortunate to have businesses interested in building here.

On motion by Grube, seconded by Stoneback, and agreed by all, the meeting was adjourned at 7:45 p.m.

Diane Grube, Secretary