

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, JUNE 13, 2017 - 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 13, 2017 at 7:00 pm with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi, Jeffrey Kicska, Robert Walker, Andrew Rossi and Supervisor Jeff Young. Also in attendance were Planning Director Cynthia Carman Kramer, solicitor Ryan Fields, and Ralph Russek of The Pidcock Company.

1. Minutes of May 2017 Public Meeting

Motion: Approve, Moved by Andrew Rossi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker
Commission Members Absent: Grube, Wilkins

NEW BUSINESS

- ### 2. Northwood Farms, Phase 1 - Final Subdivision Plan
- Van Buren Road & Northwood Avenue - L8-5-2 & L8-6-1
MDR District
Request by CMC Development Corporation

DISCUSSION

Present on behalf of the applicant were Michael and Charles Tuskes, engineer Lew Rauch and attorney Joseph Piperato.

The Phase I Final Plans propose to subdivide the tract into 43 lots for single family detached dwellings, in addition to 3 lots for privately owned stormwater management facilities, a privately owned underground detention system, and a public roadway network. A residual tract of 44± acres will remain and will comprise Phases II, III, and IV. Full reconstruction of Northwood Avenue and improvements to Van Buren Road along the property frontages are also proposed including an 8-foot wide concrete bike path along Van Buren Road. Additionally, improvements to the channel downstream of Retention/Detention Basin 1 and the installation of portions of the storm sewerage system in Phases II and IV areas are proposed in Phase I.

Blanchfield asked about improvements along Van Buren Road. Rauch said all improvements will be done as part of Phase I. Blanchfield also asked about storm water in areas other than Phase I. Rauch explained that the existing storm water would be captured in this phase and moved into their new basins. Lammi asked about the storm pipe and the sanitary sewer pipe. Rauch stated that all issues will be resolved. Rauch also stated that the swap between PennDOT and the Township for Van Buren Road and Kingston has occurred. Lammi asked about waivers and deferrals. Kramer replied that they were approved under the Preliminary Plan, and that all waivers, deferrals and conditions of

approval from the preliminary plan should be incorporated into this approval by reference.

Charles Young, 33 Glasgow Way, asked for clarification that all of Van Buren Road was now a Township road.

Seeing no further comments or questions, Blanchfield called for a motion.

The Commission voted to recommend approval of the plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated June 8, 2017 are satisfactorily addressed.
2. Any additional comments of the Township Engineer pertaining to the HOP plans are satisfactorily addressed.
3. All waivers, deferrals and conditions of approval pertaining to the plan are incorporated by reference.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker

Commission Members Absent: Grube, Wilkins

3. **Chrin-Carson Building 1 - Preliminary/Final Land Development Plan**

Hollo Road - K8-3-4

TI-2 District

Request by Chrin-Carson Development, LLC

DISCUSSION

Present on behalf of the applicant were Jim Chrin, Chris Hermance of Carson Development LLC and Keith Ottes of Langan Engineering.

The plans propose the development of a 256,500 square foot warehouse/distribution building on a 22.6 acre lot, along with parking spaces for 53 trailers and 181 cars, and 41 loading docks. The property is located on the north side of Hollo Road immediately west of the DCT development.

The property is located in the Transportation Industrial 2 (TI-2) zoning district. The proposed use is a permitted by right use in this district. The properties to the north and east are in the TI-2 district and are developed with similar uses. The properties to the west are in the TI-2 district within Palmer Township but extend further into Lower Nazareth Township. One is used as part of a quarry operation while the other contains a single-family residential dwelling. The property to the south across Hollo Road is zoned Light Industrial (LI) and is used for stormwater mandgement. The Comprehensive Plan designates this area for Light Industrial/Office Park use. The proposed use is in accordance with the Comprehensive Plan.

Ottes gave an overview of the project. Blanchfield asked about truck traffic, flow and queuing. Ottes said the trucks will come and go off Hollo Road and

there was room for queuing inside the property. Ottes talked about the steep slope and using the rock face as a wall. They would need details of the rock wall from their Geotech engineer. Also, there were slight changes to the lighting plan and that it would have to be looked at again. Blanchfield asked about the comment of the Fire Department concerning the hydrant and that one hydrant has to come off the main. Blanchfield asked if there was a tower. Ottes said no but there was a storage tank.

Lammi asked about waivers. Russek noted that they would defer to to the Township Geotechnical Consultant regarding the emergency spillway and basin slopes. With respect to the slope along the property line, the Design Engineer has stated that a revised Geotechnical Report will be provided to analyze the rock surface and comment on the acceptability of the proposed grading design. Pidcock has no objection to the distance between the basin berm and emergency spillway. They could support the elevations for the pipes once calculations are furnished demonstrating the 100-year storm will be directed by the drainage system to the intended basins.

Kramer suggested the label on the plan should be changed from Warehouse to Distribution, since that is how it the proposed use is classified in the Zoning Ordinance.

Russek stated that Pidcock had received the traffic study on May 24 and the review would be sent out shortly.

Edward Krusman, 20 Aberdeen Drive, asked how far is it from Hollo Road to Van Buren Road and if they expect any trucks getting backed up. Ottes replied there is sufficient distance and stacking room.

Wayne Conrad, 41 Moor Drive, asked if that was really Hollo Road, not old Hollo Road. It was explained that within Palmer the road is called Hollo Road. Where it splits in Lower Nazareth, the old road is still called Hollo Road and the new portion is called Prologis Parkway.

Seeing no further questions or comments, Blanchfield called for a motion.

The Commission voted to table the application.

Motion: Tabled, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker

Commission Members Absent: Grube, Wilkins

4. Zoning Text Amendment - Digital and Electronic Message Signs

DISCUSSION

Kramer summarized the Zoning Text Amendment and the changes the Board of Supervisors would like to add.

Charles Young, 33 Glasgow Way, suggested the permit fees be added that are based on the traffic counts on the adjoining roads.

Charles Diefenderfer, 2918 Hay Terrace, suggested section 190-189.B(1) should be changed to remove the language "except where separated by Route 22 or 33."

Seeing no further comments or questions, Blanchfield called for a motion

The Commission voted to recommend approval by the Board of Supervisors of the zoning text amendment with all proposed changes discussed.

Motion: Approve, Moved by Robert Lammi, Seconded by Andrew Rossi. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker
Commission Members Absent: Grube, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer noted the next Comprehensive Plan meeting would be Wednesday, June 21 at 6 pm and asked the Commission members to come prepared with any comments or questions on the draft plan.

PUBLIC COMMENT

Edward Calderone, 9 Countryside Court, asked why someone in his neighborhood received a postcard about Werner being on the agenda and then they weren't on the agenda. Kramer explained that when the agenda was set last week it was anticipated that they would be on so we were trying to keep people informed but it was then determined by our engineers that the information the Township was looking for was still not adequate so they were taken off the agenda.

ADJOURNMENT

The meeting was adjourned at 8:25 pm.

Motion: Adjourn, Moved by Robert Lammi, Seconded by Andrew Rossi. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker
Commission Members Absent: Grube, Wilkins