

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, JULY 10, 2018 - 7:00 PM
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

1. Minutes of June 2018 Public Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

OLD BUSINESS

2. Werner Enterprises - Preliminary/Final Subdivision and Land Development Plan
1470 Tatamy Road & Newlins Mill Road - K8-5-2 & K8-5-9
PO/IP District
Request by Werner Enterprises, Inc.

DISCUSSION

Present on behalf of Werner Enterprises were Attorney Joseph Fitzpatrick, Paul Szewczak and Tammy Rae Leslie Barr of Liberty Engineering.

The plans propose the resubdivision of a 49.94 acre tract at the northwest corner of Newlins Mill Road and Tatamy Road and construction of a 67,005 square foot tractor-trailer training and maintenance facility, along with parking spaces for 76 tractors, 198 trailers and 150 cars, on a 37.7-acre lot .

Szewczak described the stormwater system. Blanchfield asked where they stand with the DEP. Szewczak said the DEP is taking a hard look at it. Lammi asked if they had a review from the LVPC. Barr said not yet. Szewczak said they are keeping all the water on their property. Russek asked about the need for an emergency spillway. Barr explained, in depth, the stormwater management system. Young asked what if there is a failure. Barr said they could run another pipe into their system, for both to fail would be unlikely. Russek said they would continue their dialog on the basin design and would like more information on the plan, and documentation of everything Barr just explained. Lammi asked about the 22 comments in the Pidcock letter. Barr said two-thirds of them have been taken care of and they are working on the rest. Lammi said Werner will not be in front of the Board of Supervisors until the last week in August, so that would give them time to get approval from the DEP and LVPC. Szewczak said they would come back before the Planning Commission if something changes with the DEP approvals. Wilkins said the stormwater is a concern. Russek asked for clarification on the bed change into the other lot and to provide a stormwater easement. Blanchfield said there are still some details to be worked out but that unless the stormwater design needs to change, the details could be worked out before the plan gets to the Board of Supervisors.

Seeing no further comments, Blanchfield called for a motion. The Planning

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

1. Comments of the Township Engineer's letter dated July 3, 2018 are satisfactorily addressed.
2. Township Departmental comments dated July 6, 2018 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer's letter of June 26, 2018 letter are satisfactorily addressed.
4. Comments of the Township Lighting Consultant's letter of June 22, 2018 are satisfactorily addressed.
5. Requested waivers and deferrals are approved by the Board of Supervisors.
6. All conditions of approval pertaining to conditional use are incorporated by reference.
7. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance for Lot 1 would be 37.7 acres x \$3,000/acre = \$113,100. A payment of \$77,400 has already been made, leaving a balance of \$35,700.

Requested Waivers:

- §165.64.G - requiring construction of driveway aprons;
- §165-63.K(3) - requiring the maximum interior slope of a basin to be 4:1;
- §165-63.K(2)(c) – requiring emergency spillways be constructed of reinforced concrete, mortared in place riprap, or concrete rubble;
- §165-63.N(3) – requiring the tops of pipes to be at the same elevation when changing pipe sizes.

Requested Deferrals:

- §165-69 – requiring the construction of sidewalk (Tatamy Road);
- §165-75 – requiring the construction of curbing (Tatamy Road);
- §165-73.A(1) – requiring installation of street trees (both street frontages for Lot 2);
- §165-59.K(1) - requiring streets be improved to Township standards (Tatamy Road for Lot 1, both street frontages for Lot 2).

Motion: Approve, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

3. MCS Industries Expansion - Lot Line Adjustment & Preliminary/Final Land Development Plan
2280 Newlins Mill Road - K8-12-3A & K8-12-9
PO/IP District
Request by MCS Industries, Inc.

DISCUSSION

Present on behalf of the applicant were Attorney James Preston, Michael

Minervini and Paul Szewczak of Liberty Engineering, Thomas Meagher of Blue Rock Construction, Dallas Kohler and Susan Schantzenbach of MCS Industries.

The plans propose the resubdivision of a 50.63 acre tract on the south side of Newlins Mill Road and construction of an additional 249,600 square foot manufacturing building, along with parking spaces for 65 trailers and 50 cars, on a 35.03-acre lot.

Blanchfield went over the requested waivers and deferrals. Regarding the driveway aprons. Russek said requiring driveway aprons of 35 feet width or less would impact truck turning movements. Regarding the construction of sidewalk on Newlins Mill Road, Szewczak said they would provide internal sidewalks and a pad in lieu of sidewalks if they are deferred. Kramer said it has been recent policy to require sidewalk in this area. It was required for the Triple Net building next door and it has been discussed to have Majestic install it. Blanchfield said sidewalks along Corriere Road should be added to the list of requested deferrals .

Blanchfield asked about stormwater management. Minervini went over the changes to the stormwater system. Lammi asked where the spray irrigation would be. Minervini said it would be on the grass area by the MCS pond. Russek commented on the water flow around the berm and there should be an overflow path in case it fails. Minervini said they would work with the engineer on this. Blanchfield asked about the gates and how they would affect the truck stacking. Szewczak said the trucks would have full access into the site, they can park in the lot. Kohler said the gates would be open during the day and closed at night. Lammi asked if they were comfortable with trucks in their lot. Schantzenbach said the trucks are scheduled, if they come in early they are allowed at the docks. Russek said they would have to take a look at the turning template and the radii should be increased to accommodate entering and exiting trucks. Blanchfield asked if they had received information regarding the paving analysis. Szewczak said a warehouse does not require a pavement analysis. Lammi said their trucks still create stress on the roads and it should be looked at. Blanchfield asked where they are with the traffic study. Russek said there are just housekeeping issues and a follow up on comments for the fire commissioner. Kramer said the fire commissioner is satisfied. Kicska asked about the site being visible from the Highlands. Szewczak said the building would sit lower and the berm will be 10 feet high with trees on top so they won't see the building. Blanchfield asked about the use. Preston said it was a combined manufacturing and associated distribution use. Kohler explained the use and said it was an expansion of what they already do. Kicska asked about noise. Kohler said there would be trucks and A/C units. Wilkins asked if there were any other issues with the Pidcock letter. Szewczak said they would meet with Pidcock, but there was nothing major.

Lloyd Hall, 6 Kelso Ridge, asked if the 20-30 box trucks on the property now would remain and how far the building would be from their property line.

Patrick McIvor, 23 Devonshire Drive, asked how far the berm would extend,

what the hours would be for trucks. whether the truck times could be restricted and where the dumpsters would be.

Gerry Genrich, 12 Moor Drive, said according to a drawing he made based off the grading plan, the houses on Kelso Ridge would be able to see the loading docks, there needs to be something beyond the berm and that trees won't stop the sound.

Shirley Maiorca, 13 Kent Lane, asked if the trees could be staggered.

Charles Young, 33 Glasgow Way, said they have had trouble with trees. He said their landscaper for the Highlands could provide information on what type of trees have worked and what has not worked.

Ronald Stone, 4 Kelso Ridge, asked to see a side view of the plan showing the berm.

Seeing no further comments, Blanchfield called for a motion. The Commission voted to recommend approval of the plan to the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated July 3, 2018 are satisfactorily addressed.
2. Township Departmental comments dated July 6, 2018 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer's letter of June 26, 2018 letter are satisfactorily addressed.
4. Comments of the Township Lighting Consultant's letter of June 22, 2018 are satisfactorily addressed.
5. Requested waivers are approved by the Board of Supervisors.
6. The requested deferral of sidewalk on Newlins Mill Road is not recommended for approval.
7. Additional requests for deferral of improvements on Corriere Road should be submitted and approved by the Board of Supervisors.
8. The requested conditional use application is approved by the Board of Supervisors.
9. The proposed method of recreation contribution is approved by the Board of Supervisors. The required amount for a fee in lieu of contribution as required by ordinance for Lot 1 would be 19.5 acres x \$3,000 = \$58,500.
10. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. If warranted, the typical contribution would be \$1,000 per peak PM trip for any new trips generated. 168 peak PM trips x \$1,000 = \$168,000.

Motion: Approve, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

NEW BUSINESS

4. MCS Industries - Conditional Use Application - Expansion of Industrial Use in

PO/IP District
2280 Newlins Mill Road - K8-12-3A & K8-12-9
PO/IP District
Request by MCS Industries, Inc.

DISCUSSION

Present on behalf of the applicant were Attorney James Preston, Michael Minervini and Paul Szewczak of Liberty Engineering, Thomas Meagher of Blue Rock Construction, Dallas Kohler and Susan Schantzenbach of MCS Industries.

Preston asked to amend their Conditional Use application to allow a building height of 45 feet. Bruno said they would have to provide information about fire protection measures and receive feedback from the Fire Commissioner. Minervini asked for clarification on the definition of building height. After Kramer read the definition from the Zoning Ordinance, Minervini was not sure if the building would be more than 40 feet based on that definition. Preston said they would like to reserve the right to amend their conditional use application to include increased building height.

The Commission voted to recommend approval of the Conditional Use application by the Board of Supervisors.

Motion: Approve, Moved by Richard Wilkins, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer said an email was sent out to the zoning re-write committee from Carolyn Yagle regarding information that she would like the members to review before the August 1st meeting. Lammi said he would not be able to attend the meeting. Kicska said he would attend.

Young raised a concern about how the 200,000 square foot limit for limited distribution use was being applied and what was considered part of the distribution use. He said that we need to look at defining this better in the zoning ordinance.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 9:20 a.m.

Motion: Adjourn, Moved by Richard Wilkins, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Vangeli, Walker, Wilkins