

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, AUGUST 8, 2017 - 7:00 PM

PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The August meeting of the Palmer Township Planning Commission was held on Tuesday, August 8, 2017 at 7:00 pm with the following in attendance: Robert Blanchfield (Chairman), Robert Walker, Andrew Rossi, Richard Wilkins, and Jeff Kicska. Also in attendance were Planning Director Cynthia Carman Kramer and Ralph Russek of The Pidcock Company. Members Absent: Robert Lammi and Thomas Grube.

1. Minutes of July 2017 Public Meeting

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

OLD BUSINESS

2. 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, Chrin Carson Development, were Jim Chrin, Chris Hermance and engineer Keith Ottes.

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 Light Industrial/Office Park use. The proposed use is in accordance with the Comprehensive Plan.

Ottes stated the proposed building would be slightly larger than shown on the original plan. The new size would be 258,232 square feet. He gave a summary of the plan. Blanchfield commented on the slope of the hill and Ottes said the rock wall will serve as a retaining wall. Blanchfield and Ottes commented that there was only one dwelling near the property. Blanchfield asked about waivers. Russek said Pidcock was OK with two of the waivers and the others needed

input from the Geo-tech engineer. Ottes stated that they were typical waivers. Blanchfield asked if the sidewalks would be built or would there be a deferral? Ottes said the sidewalks would be built in the existing right-of-way. Blanchfield asked about stormwater. Ottes said there will be 2 retention basins. Wilkins asked if the basins are in a low lying area. Ottes said they will be higher than the Schoeneck Creek. Blanchfield asked about Storm Water Management comment number 9 regarding the inlet, in a 100-year storm would it capture all the water? Russek said this is a technical issue and there are ways to solve this. Ottes said it is an easy fix and they would check the calculations.

Blanchfield asked about the relocation of the sanitary sewer. Ottes said it would be relocated to the east. Blanchfield asked if there was any discussion with Lower Nazareth. Ottes said only about the traffic. Blanchfield asked about the carport and shed encroaching on their property. Ottes and Chrin said they are working things out with the owner and it is not going to be an issue. Blanchfield asked about the lighting. Ottes said there would be no spill over and it would be minimal lighting for security only. Blanchfield asked if it was gated in the future if there would be enough room for 2 trucks. Ottes said that would not be a problem. Blanchfield asked if we need another letter from the Geotech and if we are waiting for anything else. Kramer replied that if there was an issue with the waivers, he would have noted it in his letter but she would double-check with him that he is ok with them. We were not waiting for anything else. Blanchfield asked about the Pidcock letter of 8/7/2017 regarding the traffic signal warranted at Van Buren and Hollo Road. Russek explained the signal is warranted after all seven projects listed are completely built out, so this would be a monitoring issue. Typically for the number of trips being generated there would be a traffic contribution requested of \$111,000. Chrin stated that it was his understanding that with the amount of road improvement and stormwater management work they had done on Van Buren Road, they would not need to make a contribution. Blanchfield noted that would up to the Supervisors to decide. Ottes commented on the letter from Keystone Consulting Engineers on behalf of Lower Nazareth regarding the project's impact at Route 248. He said they have met with Lower Nazareth but there is not much impact on Route 248. Blanchfield asked how they know what the traffic count would be without a tenant. Ottes said they use the ITE manual which gives trip generation numbers for different uses. Wilkins asked if the traffic would even go out to Route 248. Ottes said depending on where they were going some could use 248 and some would go up to Main Street.

Seeing no further comments or questions from the Commission, staff or public, Blanchfield called for a motion.

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

1. Comments of the Township Engineer's letter dated August 4, 2017 are satisfactorily addressed.
2. Township Departmental comments dated August 4, 2017 are satisfactorily addressed.
3. Comments of the Geotechnical Engineer's letter dated July 28, 2017, and

any additional comments regarding waiver requests are satisfactorily addressed.

4. Requested waivers are approved by the Board of Supervisors, subject to comments of the Geotechnical Engineer.
5. 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 would be 22.57 acres x \$3,000/acre = \$67,710.
6. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. The typical contribution would be \$1,000 per peak PM trip x 111 peak PM trips = \$111,000. This request may be offset by the extent of any road improvement work done.

Waivers:

- § 165-59.N(3)(d) - requiring maximum allowable slope of 3 to 1; a 1 to 1 slope is proposed along the western property line to allow use of existing rock as a wall;
- §165.63.K(2)(c) - requiring emergency spillways be constructed of reinforced concrete, mortared in place riprap or concrete rubble; use of synthetic matting is proposed;
- §165-63.K(2)(d) - requiring basin emergency spillway to be a minimum of 2 feet below adjacent berm elevation; a minimum of 1 foot is proposed;
- §165-63.K(3) – limiting the maximum interior slope of the detention basin to 4 to 1; a 3 to 1 slope is proposed;
- §165-63.K(5) – requiring a minimum 2 percent basin bottom slope; a 1 percent bottom basin slope is proposed for infiltration purposes;
- §165-63.N(3)(d) - requiring tops of drainage pipes to be at the same elevation when changing pipe sizes; different elevations are proposed to avoid utility and drainage pipe conflicts.

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

PLANNING DIRECTOR COMMENTS

Kramer said the consultants are still working on the Comprehensive Plan and they are waiting for input from the Supervisors about recreation spending. There will be no committee meeting for August. The next meeting would be to bring the draft plan before the public.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:35 pm.

Motion: Adjourn, Moved by Jeff Kicska, Seconded by Andrew Rossi. Passed. 5-

0. Commission Members voting Ayes: Blanchfield, Kicska, Rossi, Walker, Wilkins
Commission Members Absent: Grube, Lammi