

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, AUGUST 9, 2016 - 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 9, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Tom Grube, Richard Wilkins, Jeffrey Kicska and Robert Walker. Also in attendance were Planning Director Cynthia Carman, Engineer Brian Dillman and Attorney Charles Bruno. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of July 2016 Public Meeting

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

NEW BUSINESS

2. Duke Realty - Revised Site Plan  
1610 Van Buren Road - J8-23-1  
TI-1 District  
Request by Duke Realty

DISCUSSION

Present on behalf of the applicant were J. Michael Davis and John Van Vliet of Duke Realty and Stephen Walsh and Matt Chartrand of Bohler Engineering. Davis reviewed the proposed minor site modifications to Lot 1 within the Chrin Commerce Centre Northwest Quadrant subdivision which need to be completed to support the operational needs of the tenant who will be occupying the building. These modifications include converting the southern end of the building from tractor-trailer parking to automobile parking; addition of a guard house at the entrance to the loading docks; fencing in the loading dock area; closing off the existing driveway at the southern end a swing gate for emergency access; and addition of two new driveways into the site from Van Buren Road. The plan also proposes 82 loading docks (reduced from 184); parking spaces for 142 trailers (reduced from 277) and parking for up to 1,525 vehicles (increased from 665).

Blanchfield asked if there was going to be any other transportation service to the area and Davis noted there is a pull-off along the roadway for bus service. LANTA has already been in touch with them and they will be servicing the industrial park area.

Lammi noted the building was approved as a spec building and they knew when there was a tenant for this building they would have to accommodate to them. He didn't have any issues with any of the modifications as long as the fire commissioner was satisfied with the travel lanes around the building. Carman

stated she did distribute plans to him but has not heard anything as of yet. Lammi asked where they are with PennDOT. Davis noted that they are close but still have some road improvements that need to be completed. Dillman stated that as far as the Palmer Township portion of the road improvements they are pretty much all complete. The other improvements that PennDOT is requiring are outside of Palmer Township. They have work to do in surrounding municipalities due to the increase in traffic from this project into these other towns.

There were a few issues that the applicant had discussed with the zoning officer which were agreed upon. Young asked if these would be a waiver and Dillman stated anything through the Zoning Officer would either be approved or need a variance.

Wilkins asked the status of the traffic signals at the interchange. Carman noted they need to be up and working prior to the opening of this building and noted that the temporary ones are operational now but Chrin will be placing the permanent ones soon.

There being no further questions or comments by the Commission or staff members, Blanchfield called for a vote. Bruno stated this plan is to be entitled a revised Preliminary/Final Land Development Plan not a revised site plan.

The Planning Commission recommended approval of the plan by the Board of Supervisors subject to the comments of the Township Engineer's August 9, 2016 letter being satisfied; all Township Departmental comments being satisfactorily addressed, specifically Fire and Zoning; all conditions of the Preliminary/Final Land Development Plan being satisfied if they had not been as of yet; and all conditions set by PennDOT, being satisfied.

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

#### PLANNING DIRECTOR COMMENTS

Carman stated that she had emailed a draft agenda for the next Comprehensive Plan meeting, to be held on Monday, August 15, 2016 at the Community Center. She noted that the consultants had traveled throughout the entire township checking land use and what is in the area.

#### PUBLIC COMMENT

David and Beth Meredith, 10 Stone Creek Court, were present stating their opposition to the Werner Trucking application. Their real estate value had already decreased considerably and they believed that noise and traffic would be increased to an intolerable level. They felt that the drivers would have their dogs/animals with them which would have to be walked and exercised and where would this be done. They believed that the drivers would be able to sleep in their trucks overnight since there would not be sleeping facilities in the proposed building so this would allow trucks

running all night. They felt that the truck traffic on Tatamy Road would be an increased traffic problem on an already dangerous roadway. They thanked the Commission for listening and hoped they would consider their concerns.

#### ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Diane Grube, Secretary

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