

## **PALMER TOWNSHIP PLANNING COMMISSION**

**PUBLIC MEETING - TUESDAY, SEPTEMBER 12, 2017 - 7:00 PM**

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

The September meeting of the Palmer Township Planning Commission was held on Tuesday, September 12, 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 and Solicitor Charles Bruno.

Members Absent: Robert Lammi and Thomas Grube.

### 1. Minutes of August 2017 Public Meeting

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

Commission Members Absent: Grube, Lammi

### NEW BUSINESS

### 2. Chrin Commerce Centre Lots 4-5-6 Lot Consolidation & Preliminary/Final Land Development Plan

Commerce Lane - J8-27A1D, J8-27A1E & J8-27A1F

NEB District

Request by Charles Chrin Real Estate Trust

### DISCUSSION

Present on behalf of the applicant were Jim Chrin of Charles Chrin Real Estate Trust, Chris Hermance, and AnnMarie Vigilante of Langan Engineering.

Blanchfield gave a summary of the plan. The plans propose the consolidation of three existing lots into two and the development of two distribution buildings. The existing lots 5 & 6 are proposed to be a developed with 198,160 square foot building on a 13.714-acre lot with parking spaces for 32 trailers and 142 cars, and 41 loading docks. The existing lot 4 is proposed to be developed with a 142,600 square foot building on an 8.904 acre lot with parking spaces for 26 trailers and 83 cars, and 22 loading docks. The properties are located on the south side of Commerce Lane at the intersection of McFadden Road, within the original Chrin Commerce Centre subdivision.

Blanchfield asked what happened at their Zoning hearing. Chrin said they got everything they needed. Blanchfield then asked if there would be a blank wall along McFadden Road and about the location of the sewer line. Chrin said the front entrance would be on the corner of the building on the McFadden Road side and the sewer line would be located on the East side of the building and run North.

Blanchfield asked about queueing of the trucks. Hermance said if the tenants require it they will have enough room for queueing of 4 or 5 trucks. Blanchfield stated they would hold off on waivers. Blanchfield asked about storm water management. Chrin said they would run through that on the next round of comments. Wilkins asked what issues they had with the Pidcock letter. Chrin said they will address all the issues. Blanchfield said there were housekeeping issues regarding traffic. Wilkins asked if Trolley Line Drive would be completed before the other lot on the South East Quadrant. Chrin said they would like to finish it this year. Kramer asked if there would be room for a trail adjoining the site. Chrin said we do have plans for walking trails but he wasn't sure if they would connect to the site.

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

Motion: Tabled, 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

3. Chrin Southeast Quadrant - Subdivision & Preliminary/Final Land Development Plan

Main St & Trolley Line – J8-27A1

MSC District

Request by Charles Chrin Real Estate Trust

DISCUSSION

Present on behalf of the applicant were Jim Chrin of Charles Chrin Real Estate Trust and AnnMarie Vigilante of Langan Engineering.

Blanchfield gave a summary of the plan. The plans propose the development of a commercial development, containing a hotel, restaurant, fast-food restaurant and convenience store with gas station and car wash, on a 13.26-acre lot. The property is located on the south side of Main Street at the intersection of Trolley Line Drive, within what is known as the southeast quadrant of the Route 33/Main Street interchange.

Blanchfield asked if there would be storm water management on lot 2. Vigilante said there would be storm water piping to lot 2. Blanchfield asked about signalization and traffic. Chrin said with the whole interchange project they had met with the surrounding communities and they have 12 intersections they are responsible for and they will look at comments from Pidcock. Vigilante said with all the work Chrin has done, they do not expect a problem with traffic and will work with the Township. Blanchfield stated hot spots will be a consideration for the fueling area and car wash. Chrin commented on lot 2 saying it will be cleaned up, and the stock piles will be gone. Kramer asked if they had submitted to go back to Zoning and were they approved for parking between the building and the street. Chrin said yes they are going for setbacks and they were approved by Zoning for parking.

Charles Young, 33 Glasgow, stated that the volume of traffic is a concern and asked if all the traffic studies being looked at.

Ed Krusman, 20 Aberdeen Drive, asked if anything would be done to improve Tatamy Road.

Wayne Conrad, 41 Moor Drive, asked if they actually have tenants for the building or was this just what they wanted to have there?

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

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

#### 4. Draft Comprehensive Plan Review

##### DISCUSSION

The proposed draft of the Comprehensive Plan was presented for review by A J Schwartz of Environmental Planning & Design.

##### PLANNING DIRECTOR COMMENTS

None.

##### PUBLIC COMMENT

None.

##### ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

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