

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, SEPTEMBER 13, 2016 - 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 13, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Richard Wilkins, Jeffrey Kicska and Robert Walker. Also in attendance were Planning Director Cynthia Carman Kramer, Engineer Ralph Russek and Attorney Ryan Fields. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

1. Minutes of August 2016 Public Meeting

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

OLD BUSINESS

2. Lehigh Valley 33 Logistics Center - Preliminary/Final Land Development Plan
Van Buren Road - K8-4-2A
TI-2 District
Request by IDI Gazeley, LLC

DISCUSSION

Present on behalf of the applicant were AnnMarie Vigilante and Andrew Rakowski from Langan Engineering and attorney Blake Marles. Vigilante reviewed the comments of the traffic impact study letter and noted that all the issues were addressed except for the information they are waiting for from Palmer's police department in regards to the crash numbers.

The previous comments from the Township engineer have been addressed. Russek noted that they have been working together and the remaining comments are mostly housekeeping comments to be complied with.

There was discussion in regards to the retaining wall that is proposed. Kramer noted she has spoken to Public Services Director Tom Adams and is waiting for his comments. Adams wants to make sure there is adequate access in case there is an issue that they need to get to the storm sewer drain. Kramer also noted that our geotech engineer will also be reviewing the plan for the wall.

Lammi asked about the status of the stormwater comments from the Lehigh Valley Planning Commission letter dated July 22, 2016. Vigilante stated the comments will be satisfactorily complied with. Township staff comments were also reviewed and it was noted that the plan needs to be re-labeled as a distribution center not a warehouse.

Rakowski noted that they have been working with the Township geotechnical engineer to resolve his comments and have prepared a carbonate geology report. Kramer noted that the geotech engineer is in agreement with the waivers that are being requested. Russek noted that they are also in agreement with the requested waivers. Vigilante stated they are very familiar with the area as they have been working in the area for other projects and are well aware of the potential for sinkhole problems.

Blanchfield asked if anyone had any other questions or comments. Seeing none, he called for a vote. The Planning Commission recommended approval of the plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letters dated August 4, 2016 and September 9, 2016 are satisfactorily addressed.
2. Township Departmental comments dated August 5, 2016 are satisfactorily addressed.
3. Comments of the Geotechnical Engineer's letter dated August 22, 2016 are satisfactorily addressed.
4. Requested waivers are approved by the Board of Supervisors.
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 \$69,000.
6. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors.
7. Stormwater comments of the Lehigh Valley Planning Commission's letter dated July 22, 2016 are satisfactorily addressed.

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

PLANNING DIRECTOR COMMENTS

Kramer noted she had spoken with the Comprehensive Plan consultants and they reported they had a great turnout at Palmer Community Weekend and had spoken with a lot of township residents. They received a lot of good feedback and will report at the next meeting, to be held September 21, 6 pm at the Community Center.

Diane Grube announced that she would be retiring from the Township in January. Commission members wished her well.

PUBLIC COMMENT

Lammi reported on a Lehigh Valley Planning presentation that he attended. They talked about warehousing and freight traffic throughout the state and that the demand in this area has not peaked yet. They also discussed the improbability of passenger rail service ever returning to this area.

ADJOURNMENT

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

Diane Grube, Secretary

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