

## **PALMER TOWNSHIP PLANNING COMMISSION**

PUBLIC MEETING - TUESDAY, OCTOBER 10, 2017 - 7:00 PM

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

The monthly meeting of the Palmer Township Planning Commission was held on Tuesday, October 10, 2017 at 7:00 pm with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice-Chairman), Robert Walker, Andrew Rossi, and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of The Pidcock Company and Solicitor Charles Bruno. Members Absent: Jeff Kicska and Thomas Grube.

### 1. Minutes of September Public Meeting

Motion: Approve, Moved by Robert Walker, Seconded by Richard Wilkins. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Rossi, Walker, Wilkins

Commission Members voting Abstain: Lammi Commission Members Absent: Grube, Kicska

### OLD 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 of the Carson Companies and Keith Ottes 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.

Ottes then gave an overview of the project. Blanchfield asked Kramer if we have received the letter from the Geotech. She said not yet. Blanchfield asked if Pidcock was satisfied with everything. Russek reviewed the comments and waivers and said they were good. Blanchfield asked if Fire and Public Works were good and Kramer said yes. Blanchfield then asked about a bike path.

Chrin said they are working to get a connection through their park. Lammi asked if it would be between the building and Route 33. Chrin said they are still working on the location. Blanchfield asked about utility relocation. Ottes said Pidcock had approved the storm sewer and sanitary sewer relocation. Blanchfield asked the solicitor for comments. Bruno said he had sent out an extension letter dated for 12/31/2017 and it would need to be signed and returned. Chrin said they would take care of that. Blanchfield asked about the Lanta bus route and if it would be linked to all the businesses. Chrin said they will discuss the routes with Lanta, but it's hard to say what the routes would be. Blanchfield asked if everything stayed the same with Zoning and Fire. Kramer said yes.

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

1. Comments of the Township Engineer's letter dated October 6, 2017 are satisfactorily addressed.
2. Township Departmental comments dated October 6, 2017 are satisfactorily addressed.
3. Any additional comments of the Township Geotechnical Engineer are satisfactorily addressed.
4. Requested waivers are approved by the Board of Supervisors.
5. The need for any 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  $22.62 \times \$3,000/\text{acre} = \$67,860$ . This amount, if warranted, may be reduced through the provision of a recommended trail connection.
6. The need for any voluntary traffic contribution is determined by the Board of Supervisors. If warranted, the typical contribution would be \$1,000 per peak PM trip.

Waivers:

- §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.N(3) - 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;
- §165-59.K(3)(d) - requiring maximum allowable slope of 3 to 1; a 2 to 1 slope is proposed along the eastern side of the building on lots 5/6;
- Preliminary Checklist Item F.3 - requiring the plans to identify the area and location of any proposed common open space;
- Preliminary Checklist Item P.15 - requiring a Traffic Impact Report;
- Final Checklist Item A.7 - requiring cross sections to be provided for areas where proposed cuts or fills extend beyond the right of way line.

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

### NEW BUSINESS

3. New Palmer Elementary School - Preliminary/Final Land Development Plan  
3050 Green Pond Road - L8-16-1 & L8-16-2  
CR District  
Request by Easton Area School District

### DISCUSSION

Present on behalf of the applicant were C Richard Roseberry of Maser Consulting, M Arif Fazil of D'Huy Engineering and Alyssa L Emili of Easton Area School District.

Blanchfield gave a summary of the plan. The plans propose the construction of a 54,374 square-foot, 3-story elementary school building (94,974 GFA), parking lot, driveways, sidewalks, multi-purpose field, and other typical site appurtenances on a 23.45 acre site. The project will utilize the two (2) existing dual-access driveways along Green Pond Road. The property is located in the Conservation and Recreation (CR) zoning district; the proposed use is permitted as a conditional use in this district. The property to the north across Green Pond Road is in the CR district and is occupied by a cemetery. The property to the west is zoned CR and is occupied by public athletic fields. The properties to the east are zoned MDR and are improved with single-family detached dwellings. Route 22 adjoins the property to the south. The Comprehensive Plan designates this area for Conservation, Recreation, Parks, Schools and Major Public Facilities. The proposed use is in accordance with the Comprehensive Plan.

Fazil gave a brief summary of the plan. Demolition to new construction would take 2 years with students coming back in August of 2020. Enrollment would be 700 -750 students. All students will be bused. Parent drop off was the focus, with a lot of room for stacking. Separate parking lots for students and staff. The building was reconfigured with a smaller building foot print, resulting in a decrease of impervious coverage, meeting Act 167. the site is served by sewer and water. There will be a 6' wide access asphalt path off Liberty Street.

Lammi asked if they will be requesting deferrals for all work within the PennDOT right-of-way. Wilkins asked if they are anticipating problems from PennDOT. Roseberry said yes to both questions. Bruno said we require improvements on land development plans and they should follow up with a written request for waivers. Blanchfield asked about matching their gravel path to the existing path at the Chrin Community Center. And if the 6' wide asphalt /6' wide reinforced turf fire lane was acceptable to the Fire Administrator. Roseberry said yes. Blanchfield asked about storm water. Roseberry explained that all the water will be captured and flow to one location, and there would be a

spray irrigation area. Blanchfield asked about delivery truck obstructions. Roseberry said it was not an issue. Blanchfield asked they are with LVPC. Roseberry said it has been submitted. Blanchfield also asked about site lighting and a berm. Roseberry said there will be no light spillage on neighbors' properties and there will be no berms, just landscaping. Lammi said with the parking lot being moved closer to the houses, there should be heavy landscaping. Walker asked what kind of trees would be planted. Roseberry explained the proposed landscaping and said they are open to any other suggestions for a buffer. Wilkins asked if the fields would be synthetic or grass. Roseberry said grass. Lammi asked why they were asking for a waiver on the carbonate report. Roseberry said they wanted to do a different format for the study and they can't do it over the existing building.

Sandra Hughes, 2933 Liberty Street, asked why they need to expand the parking lot. She will have to deal with the parking lot, pipes, and a 3 story high building to look at. Who will maintain the trees?

Cynthia Mack, 2940 Liberty Street, asked what the swale will be, just a depression in the soil?

Judy Dobrotka, 15 N Watson Street, asked how the removal of the asbestos would affect them.

Seeing no further questions or comments, Blanchfield called for a motion. The Commission voted to table the application.

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

4. FGC Industrial Development - Sketch Plan  
1492 Van Buren Road - K8-10A1  
PI/C District  
Request by FGC Van Buren Rd Partners, LLC

#### DISCUSSION

Present on behalf of the applicant were Matthew Schindwein of F Greek Development and George Hartman of Bohler Engineering.

Blanchfield gave a summary of the application. The plan proposes the development of two distribution buildings, one at 128,700 square feet with 30 loading docks and one at 138,600 square feet with 42 loading locks, on a 36.63 acre lot. The plan proposes two different configurations for car and truck parking. The property is located on the west side of Van Buren Road, south and east of Route 33.

The property is located in the Planned Industrial/Commercial (PI/C) zoning district. The proposed uses are permitted by conditional use in this district. The

properties to the north and south are zoned PI/C and are undeveloped. The property to the east across Van Buren is zoned PO/IP and is undeveloped. The Comprehensive Plan designates this area for Light Industrial/Office Park use. The proposed use is in accordance with the Comprehensive Plan.

The applicant appeared before the Palmer Township Zoning Hearing Board on August 1, 2017 with a request for special exception approval pursuant to Section 190-154.K of the Zoning Ordinance, to allow for construction of a driveway within the 100 year floodplain (Schoeneck Creek). That application was denied based on insufficient information being provided upon which to provide an approval for the location of the proposed culvert/bridge and associated roadways and sewers within the flood plain, as well as a lack of review and recommendation from the Planning Commission of the special exception application. This sketch plan has been provided along with a preliminary flood study for review by the Township Engineer and a recommendation from the Planning Commission.

Blanchfield said no action is required to be taken by the Planning Commission on the sketch plan. Kramer said the Planning Commission should give comments on the sketch plan and that the applicant can go back to the Zoning Hearing Board with. Blanchfield said the biggest concern is storm water and a driveway in a floodplain. Blanchfield asked what the previous approval from the Zoning Hearing Board 2 years ago was for. Hartman said it was for parking and to cross the stream.

Hartman said what they are trying to achieve is to allow the stream to flow through without obstruction and not back up on the adjacent properties. Wilkins asked how the Schoeneck Creek goes under Route 33. Hartman said there is a large culvert. Russek referred to the Pidcock letter of October 6, 2017 and went over items that were needed. Blanchfield asked if DEP input would change anything. Schlindwein said they still have to do an in-depth plan with DEP. Lammi asked if it is the assumption that the DEP would not like the 63 pipes. Russek said yes they may prefer a culvert.

Gilbert Greene, 32 Edinburgh, asked if there is any concept of over utilization of this site. What is the cumulative affect of this down stream?

James Finnen, 18 Moor Drive, said the water has to go somewhere, into the Schoeneck Creek, then where does it go. He was concerned about flooding the roads.

David Monaghan, 12 Glasgow, asked if the runoff would come from all hard surfaces. Is it going to overwhelm this area? What affect could it have on the creek?

Charles Young, 33 Glasgow, asked if all that water is being channeled. With a 100 year storm it will overflow.

Bruno said that this is a sketch plan so no action needs to be taken. Blanchfield

stated that the Commission was not in a position to provide comments until the comments of the Township engineer have been addressed.

#### PLANNING DIRECTOR COMMENTS

##### 5. Draft Comprehensive Plan Review

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

The Commission voted to recommend to the Board of Supervisors that the draft plan be moved forward for public review.

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

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 9:50 pm

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