

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, OCTOBER 11, 2016 - 7:00 PM  
PALMER TOWNSHIP LIBRARY COMMUNITY ROOM - 1 WELLER PLACE, PALMER, PA

The October meeting of the Palmer Township Planning Commission was held on Tuesday, October 11, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Richard Wilkins, Thomas Grube, Jeffrey Kicska, Robert Walker and Andrew Rossi. Also in attendance were Planning Director Cynthia Carman Kramer, Engineer Ralph Russek and Attorney Charles Bruno. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

Chairman Blanchfield announced to the audience that the item on the agenda was for a subdivision plan only and that there would be no consideration or discussion regarding the Werner Enterprises plan.

Bruno noted that he recognized a few people in the audience from the Zoning Hearing Board meeting the previous week in regards to a group home application. He noted that it had been announced at that meeting that that applicant had to appear before the Planning Commission to review the special exception application. The Zoning Hearing Board postponed their decision on this application until such time as the applicant submitted additional information and the Planning Commission reviewed it. He informed everyone that since the zoning hearing, the Township had received notification that the applicant for the group home was withdrawing their application.

1. Minutes of September 2016 Public Meeting

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

NEW BUSINESS

2. Lands of Anderson & Viola Raub - Minor Subdivision Plan

1470 Tatamy Road - K8-5-2  
PO/IP District

DISCUSSION

Present on behalf of the applicant were Attorney John Hacker, representing Anderson and Viola Raub, Attorney Joe Fitzpatrick, representative for Werner Enterprises, and Paul Szewchak of Liberty Engineering.

The minor subdivision plan proposes the subdivision of a 29.05-acre tract of land into two lots containing 25.8 and 2.83 acres. The property is located in the Planned Office/Industrial Park (PO/IP) zoning district on the west side of Tatamy Road between McFadden Road and Newlins Mill Road. The site is currently improved with a detached dwelling and garages, which are proposed to be maintained on the 2.83-acre lot for agricultural use. Additional barn structures on

the 25.8 acre lot, which is the subject of a separate land development plan, are proposed to be demolished. To the west and north of the property is the Palmer Industrial Park, and to the east and south of the property are existing agricultural uses. The Township Comprehensive Plan designates this area for Light Industrial/Office Park use.

Fitzpatrick stated that Werner had taken into consideration comments received from the Planning Commission, the public and the Township. They are in the process of re-designing their proposed land development plans. He stated that Werner would acquire lot 1 but noted that everyone was here tonight just for the minor subdivision. They do not have any other information or drawings for the proposed land development.

Attorney Hacker stated that the current zoning for this property is PO/IP and noted that the property owner has agreed as part of the contract with Werner Enterprises to abandon the existing non-conforming residential use on Lot 2 as soon as the current tenant's lease runs out in June of 2017.

The Township engineer's letter was reviewed and Hacker agreed that all waivers requested will now be deferrals. Fitzpatrick noted that Werner Enterprises was in agreement with this change. Bruno asked if there were any public improvements to be done in conjunction with the proposed subdivision plan and Russek stated no.

Lammi questioned what would be in the existing home once they abandon their use as a residence. Fitzpatrick stated it would remain standing and would be retained and maintained by the Raub family but not used as a residence any longer. Fitzpatrick stated they would like to receive approval of this minor subdivision so they can close on the property and allow Werner go forward with the land development plan.

Blanchfield asked if Lehigh Valley Planning Commission had received the plan and Szewchak replied yes but they had not received a response yet. Bruno asked if they had an idea of when the land subdivision plan was going to be submitted. Fitzpatrick stated possibly in two months; definitely not in November.

Seeing no further comments from the Commission or staff. Blanchfield called for a motion. He asked if there were any comments from the audience on the motion; there were none.

The Commission recommended approval of the minor subdivision plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated September 29, 2016 are satisfactorily addressed.
2. Comments of the Township Zoning Officer's letter dated October 7, 2016 are satisfactorily addressed.
3. The requested waivers and deferrals are approved by the Board of Supervisors as deferrals only.

Motion: Approve, Moved by Richard Wilkins, Seconded by Thomas Grube. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi, Rossi, Walker, Wilkins

#### PLANNING DIRECTOR COMMENTS

Kramer reminded everyone that the next Comprehensive Plan meeting would be Wednesday , October 19. Lammi noted he would not be able to attend. Kramer noted they are going to cover parks and recreation.

Blanchfield introduced new member Andrew Rossi. Everyone welcomed him to the Commission and Kramer noted that he is also a member of our volunteer fire department and has a background in construction.

#### PUBLIC COMMENT

Larry Cecio, 33 Country Side Court, wanted to verify what his understanding was of tonight's meeting in regards to the plan that was approved. Bruno explained that this was a subdivision of the land only and that Werner are still re-designing their land development plan.

#### ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Diane Grube, Secretary

Motion: Approve, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Grube, Kicska, Lammi, Rossi, Walker, Wilkins