

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – OCTOBER 8, 2013 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, October 8, 2013 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, members Virginia Rickert, Ron Grandinetti, Jo-Ann Stoneback; Planning Director Cyndie Carman; Solicitors Charles Bruno and Ryan Fields and Supervisor Robert Lammi. Wilkins opened the meeting by leading those present in the Pledge to the Flag.

MINUTES OF AUGUST 2013 MEETING – Approval of the minutes from the August meeting was tabled until the next meeting.

MINUTES OF SEPTEMBER 2013 MEETING – On motion by Rickert, seconded by Grandinetti, and agreed by all, the minutes of the September meeting were approved as written.

NEW BUSINESS

Verus Partners/Chrin Commerce Center
Preliminary/Final Subdivision and Land Development Plan
Main Street & Van Buren Road
Request by Verus Partners

Elky Wetherill of Verus Partners was present along with Tom Roache and Paul Szewczak of Liberty Engineering with their plan for a subdivision of 293+ acres in Palmer Township with 24+ acres being in Upper Nazareth Township. Plan proposes the vacating of the existing Van Buren Road north of Main Street as well as a subdivision of four existing lots into five. There is a proposal for a manufacturing/distribution facility for lot 1. With the exception of the basins there is no development being proposed at this time for the other four lots. The proposal for lot 1 contains a 1,104,000 sq. ft. building with parking spaces for trailers, cars and loading docks and is located in the TI-1 zoning district.

Szewczak reviewed the proposal for the Commission and there was discussion on the sidewalks, if they were going to be required or not. Carman stated yes they will be but there could be a deferral until such time as other buildings are constructed so there will be walking areas for the pedestrian traffic. He also discussed the landscaping. According to our ordinance there is a certain amount of landscaping that is required. Szewczak felt the amount that is required will be a waste of time for installation as well as money since no one will see it. He suggested this required landscaping be used in a township park or a place where it will be useful. They will be doing the minimal amount around the buildings and the ponds but does not see the reasoning for the rest of it. This will need to be put in writing and the Board of Supervisors will decide on it.

There needs to be a secondary access road for emergency vehicles. Szewczak stated he needs to go by NPDES requirements for the ponds that are going to be constructed and noted they are very strict rules. He noted there will not be water running on this property with the design of their ponds. There needs to be another access road for emergency vehicles. There is the existing Van Buren Road but there needs to be another access road. Also the length of the roadway for the cul-de-sac will need a waiver due to the requirements in our ordinance.

There are many items that need to be worked out and the engineering firms will work together on this. Wetherill stated they are meeting with Penn Dot to review what they are going to require for this plan. Langan Engineering did a traffic study for the Chrin Commerce Center and Bruno from Chrin's office stated Penn Dot was okay with just expanding this study. The applications that were submitted for this proposal will need to be revised so there are two; one for the land development plan and one for the subdivision plan.

Wetherill informed the Commission that they would like to start April 1, 2014 and be completed and open when the interchange opens.

There being no further questions or comments by the applicant, Commission or audience Wilkins called for a vote. On motion by Rickert, seconded by Stoneback, and agreed by all, the Commission voted to table action on the Preliminary/Final Subdivision Plan.

On motion by Rickert, seconded by Grandinetti, and agreed by all, the Commission voted to table action on the Land Development Plan.

PLANNING DIRECTOR COMMENTS – None.

PUBLIC COMMENT – None.

There being no further business for the Commission on motion by Rickert, seconded by Stoneback and agreed by all, the meeting was adjourned at 7:55 p.m.

Diane Grube, Secretary