

## **PALMER TOWNSHIP PLANNING COMMISSION**

PUBLIC MEETING - TUESDAY, NOVEMBER 8, 2016 - 6:00 PM

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

The November meeting of the Palmer Township Planning Commission was held on Tuesday, November 8, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Richard Wilkins, Jeffrey Kicska, Robert Walker and Andrew Rossi. Also in attendance were Planning Director Cynthia Carman Kramer, Engineer Ralph Russek, Attorney Ryan Fields and Supervisor Liaison Jeffrey Young. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

Kramer introduced Kathy Sciascia who will be taking over as secretary for the Commission in January. Kramer informed everyone that a digital recorder was being used to assist her in preparing the minutes.

### 1. Minutes of October 2016 Public Meeting

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

### OLD BUSINESS

### 2. Shammy Shine Car Wash - Preliminary/Final Land Development Plan

Kingston Road & Nightingale Drive - L8-4-10  
P/OB District  
Request by Shammy Shine Car Washes

### DISCUSSION

Present on behalf of the applicant were Thomas Halford, Attorney Donald Souders, and David Calhoun of Bohler Engineering.

The plan proposes the construction of a 3,000 square foot car wash on a 0.92 acre lot. The property is located at the southeast corner of the intersection of Kingston Road and Nightingale Drive. Access to the site is proposed from Nightingale Drive, which is a private street. Public water and sanitary sewerage services are proposed.

Calhoun reviewed the plan and noted the revisions that were needed for the infiltrated water that is used in a car wash facility. The system is now proposed as a catch and reuse system. The rain water that comes off the roof will go directly into a tank. This is a bigger and more environmentally effective system.

Lammi asked if they had received a letter from LVPC approving this new system. Calhoun responded they had submitted the plans and were expecting a review letter that Thursday. He noted that their issues were with the winterization

of the system, which is no longer an issue. He did not anticipate any further issues.

Calhoun stated they had finalized their plan with DEP and had received their NPDES permit. Blanchfield asked Kramer if our geotech consultant had any further comments and she stated no, he needed one item clarified which was done. Blanchfield asked if there were any issues with the Township engineer's letter stating from the last review. Calhoun replied that there were no issues and everything had been or would be satisfied. Fields noted that the comment regarding title to the property was a non-issue.

Calhoun noted that the sanitary sewer system proposed would take in all water that used in the car wash including the recycled rain water. There was discussion on various ways to meter the water usage so that they would be billed adequately for the sewer usage, since it is typically based off the water usage numbers from the water authority. It was suggested that this be discussed with Paul Hosking, Director of Public Utilities, to see which way to do this, either metering the sewer or the secondary water source. Young stated that metering the sewer would catch 100% of the water, including the secondary source. Halford stated that he pays high water bills anyway so whichever way is required would be no problem with him.

Blanchfield noted that the soil pile on the lot was going to be moved soon. Bob Paterniti from Strausser Enterprises was present and he stated they would like to start this the following week. It was going to be moved across the street to the Strausser property for usage there.

Lammi asked if all required applications had been submitted and approved by the EAJSA. Calhoun replied yes, they have all their approvals.

Rossi asked how many gallons of water could be held in the holding tank. Halford replied 200 gallons. Rossi asked if during a storm, could the storm water run into the tank and cause an overflow. He was told no that the tank closes down when not in use and there would not be any issues with a large storm overflowing the system.

The requested waiver was recommended to be approved by the Board of Supervisors. Section 165-67.B of the SALDO requires a minimum separation distance of 200 feet between the centerline of a driveway and roadway. The plan proposes a separation of 188.7 feet.

Lammi recommended that the LVPC letter should be received and reviewed prior to the Board of Supervisors meeting on this plan.

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

1. Comments of the Township Engineer's letter dated October 9, 2016 are

satisfactorily addressed.

2. Township Departmental comments dated July 8, 2016 are satisfactorily addressed.
3. Any comments of the Township Geotechnical Engineer are satisfactorily addressed.
4. The requested waiver is 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 \$2,760.
6. The need for any voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors. The typical request for contribution would be \$1,000 per peak PM trip. If received, it is recommended that the contribution be held for use toward any future improvements required at Van Buren Road and Northwood Avenue.
7. The applicant discusses and decides with the Township Public Utilities department the feasibility of metering either the amount of recycled stormwater used or the amount of sewer output.
8. An approval letter is received from LVPC approving the new stormwater system.

Motion: Approve, Moved by Richard Wilkins, Seconded by Andrew Rossi. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker, Wilkins

Commission Members Absent: Grube

3. Zoning Text Amendment Request - Car Wash in PO/B District

Request by Strausser Enterprises and Route 12 Wash & Gas, Inc. t/a Shammy Shine Car Wash

DISCUSSION

This request is related to the preliminary/final land development plan for Shammy Shine Car Wash. The applicant has submitted a Petition to the Board of Supervisors seeking to amend Section 190-61 of the zoning ordinance to add "Car Wash" as a permitted by right use in the Planned Office/Business district.

Kramer noted that this amendment adds language to the PO/B District to include a car wash as a permitted by right use, as well as adding language to the definition of a car wash. A review letter from LVPC was received and their comments have been incorporated into the proposed amendments.

Seeing no further comments or questions, Blanchfield called for a motion. The Commission recommended approval of the zoning text amendment by the Board of Supervisors, with the condition that the amendment proceed to the Board of Supervisors concurrently with the preliminary/final plan for Shammy Shine Car Wash.

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

Commission Members Absent: Grube

PLANNING DIRECTOR COMMENTS

Kramer reminded everyone that the next Steering Committee meeting for the Comprehensive Plan would be held the next Wednesday, November 16. She also noted that the consultants would be in the Township on Wednesday, November 30 to meet with the Environmental Steering Committee.

PUBLIC COMMENT

None.

ADJOURNMENT

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

Diane Grube, Secretary

Motion: Adjourn, Moved by Richard Wilkins, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker, Wilkins

Commission Members Absent: Grube