

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING – NOVEMBER 13, 2012 - 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, November 13, 2012 at 7:00 p.m. with the following in attendance: Chairman Rich Wilkins, Vice Chairman Bob Blanchfield, and members Virginia Rickert, Ron Grandinetti, Tom Grube, Chris Briglia and Jo-Ann Stoneback. Also present were Planning Director Cyndie Carman, Solicitors Charles Bruno and Victoria Opthof, and Engineer Ralph Russek. Chairman Wilkins opened the meeting by leading all those present in the Pledge to the Flag.

Minutes of Public Meeting on October, 2012 – On motion by Grube, seconded by Stoneback, and agreed by all, the minutes were approved as written.

NEW BUSINESS

1. Chrin Lot 30 Sketch Plan
1560 Van Buren Road - K8-4-2
LI/RA District – TI-2 Overlay
Request by DCT Palmer 1, LLC

Present for this sketch plan from DCT Industrial were Thomas Meehan, Mark Erler and Randy McIntyre. Also present was Jason Englehardt of Langan Engineering. Meehan highlighted their company for the Commission stating where they have various types of buildings/warehousing in surrounding municipalities. He then reviewed the sketch plan which proposes the creation of a 37 +/- acre lot and construction of a 425,000 sq. ft. warehouse building which would consist of 400,000 sq. ft. of distribution and 25,000 sq. ft. of office space. The use of the remaining land is yet to be determined. This land is located at the northeast corner of Van Buren Road and Hollo Road. There are a number of possible uses for this building such as manufacturing, distribution, warehousing. They are proposing three to four tenants in the building and have front parking spaces as well as rear dock doors for tractor trailers.

He was asked who is responsible to extend the sewer and water and Meehan replied that it is part of his agreement with Charles Chrin for him to do some of the preliminary improvements. Carman stated that a portion of this property is currently zoned in the LI zoning district and directly above this is the RA zoning district. In order to take advantage of the new overlay district, they have to wait until the TIF and bond issues are complete, which will probably be early next year.

Township departmental comments were reviewed and Englehardt questioned the requirement for the sidewalks stating there is nothing in the area as of yet. Wilkins stated the Commission grants deferrals so in the future they could be required to be installed when the area is built up. This is something that will be reviewed at a later time. The township engineer's letter was discussed and the only question Englehardt had was the maximum driveway width of 35 feet. They are asking

for a 57 foot width since this would be for tractor trailers. Everyone felt that this should be a larger entranceway since it would be for truck traffic. Maybe go down to the 35 feet once the truck starts to travel down the driveway. Carman will look at this zoning section.

OLD BUSINESS – None.

PLANNING DIRECTOR COMMENTS – None.

PUBLIC COMMENT – None.

There being nothing further to come before the Commission on motion by Stoneback, seconded by Grube, and agreed by all, the meeting was adjourned at 7:26 p.m.

Diane Grube, Secretary