

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, NOVEMBER 14, 2017 - 7:00 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 14, 2017 at 7:00pm with the following in attendance: Chairman Robert Blanchfield, Vice Chairman Robert Lammi, Robert Walker, Richard Wilkins, Jeff Kicska and Andrew Rossi. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of The Pidcock Company and Solicitor Charles Bruno and Steve Brown. Members absent: Thomas Grube.

1. Minutes of October 2017 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

NEW BUSINESS

2. Ridge Palmer Partners - Conditional Use Application - Limited Distribution Use in PO/IP District

1493 Van Buren Rd - K8-12-1
PO/IP District
Request by Ridge Palmer Partners

DISCUSSION

Present on behalf of the applicant Ridge Palmer Partners were Steve Kros, Attorney Blake Marles, Timothy Diehl and Dave Habowski of HD Engineering Solutions Inc, and Robert Hoffman of Traffic Planning and Design Inc.

The applicant is requesting conditional use approval for construction of a 175,000 square foot limited distribution building with 27 loading docks, on an 11.89 acre lot. The property is located on the southeast corner of Van Buren Road and Newlins Mill Road. The property is located in the Planned Office/Industrial Park (PO/IP) zoning district. The applicant is seeking conditional use approval under the following provision of the Zoning Ordinance: §190-137.E - Limited distribution center in the PO/IP district.

Bruno stated that due to the requirements of Section 190-137.E of Zoning Ordinance, the applicant should be coming for both conditional use and subdivision approval. Marles stated they would not be asking for a decision that evening. They understood Attorney Bruno's position that conditional use and subdivision plan approval should run concurrently.

Marles gave an overview of the project, explaining the creation of a reverse flag lot to protect the residents to the east. This lot would remain as open space and would be offered to Palmer Township or the H.O.A at Highlands of Glenmoor. if

neither want it, they would maintain it. Blanchfield asked the width of the area next to the residential development. Marles said it would be 60'. Marles stated that the proposed building could have a single business or 2 businesses. The building would be set up so that all the docks would be on one side. The number of docks needs to be reduced by one or add square footage to the building for 27 docks to meet the ordinance. Kros said they are a national developer of high end industrial facilities, class A quality buildings. Blanchfield asked if the type of operation would be 24/7. Kros said they would want the ability to have that type of business, but it could be much less. Bruno stated that Attorney Marles had provided an extension of time to the Township until January of 2017 to make a decision on the conditional use application. He asked Kros if he was the vice president and if he would be authorized to give this extension. Kros answered yes to both questions. Blanchfield asked about the provisions of Section 190.137.E of the zoning ordinance. Marles said the creation of the proposed flag lot was intentionally done so that the proposed building would not abut a residential zone. Bruno explained that in order to accomplish this, they would require a Subdivision plan and the application should run concurrently with this Conditional Use application. Marles said they would try to come back in December with both submissions.

Blanchfield asked Russek to discuss the setback of the building. Russek said with the 60' buffer, the building setback would be 166 feet. Blanchfield asked if we would see any difference between the lots. Kros said if they continued to own the flag lot, everything would be maintained but that lot would be kept in a more natural state. Blanchfield asked about the elevation. Marles asked if they could wait on that until they came in with both plans. Lammi asked if they had plans for truck queuing. Kros said it is not an issue, they would have truck queuing next to the building. Blanchfield asked the applicant to explain the traffic flow. Hoffman explained the two access points, and how the truck traffic would flow through the site. Wilkins asked if truck traffic would come down Van Buren Road. Hoffman said no. Bruno asked they would monitor and enforce that. Kros said they don't have enforcement rights, but they would inform the tenants. Marles said they could provide signage at the driveway exits.

Mike Leahy, 48 Edinburgh Drive, asked if the traffic plans take into account all the other projects in the area.

Charles Young, 33 Glasgow Way, asked if they would retain ownership of the building. There was no mention of the gas line that runs through the property. He stated the buffer would not work due to the differences in elevation. They are concerned about the light, noise and traffic. He asked what is Limited Distribution vs Distribution. He asked if they would take down the tree line. They have to do something to control the trucks on Van Buren Road.

Arlene Turner, 38 Inverness Lane, stated the building would be very close to her house. They are concerned about the noise 24/7, and with trucks going in and out, the fumes from idling trucks will get in the house.

Bob Lipnicki, 38 Inverness Lane, asked how tall the building would be.

John Halligan, 12 Canterbury Lane, stated that truck traffic on Van Buren Road is increasing every day. On Van Buren and Corriere, trucks are not stopping at the stop sign. He has concerns about the water flow coming into the Schoeneck Creek, 9 to 10 acres of blacktop, multiple developments are all shoving water into the creek. He stated it is difficult for trucks to make the turn at Newlins Mill and Van Buren. Making Newlins Mill Road an industrial corridor, the noise pollution will continue to grow.

John Costantino, 97 Glenmoor Circle, asked what the Township is doing to help them as taxpayers. How does it benefit them?

Cindy Costantino, 97 Glenmoor Circle, asked what they have to do to get traffic signals.

Wolfram Milz, 10 Glenmoor Circle, asked if they intend to make the road wider. Truck traffic is not enforced on Corriere Road.

Seeing no further questions or comments, Bruno stated the application would be tabled, with the expectation that they would try to resubmit for the December meeting.

Motion: Tabled, 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

None.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

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