

## **PALMER TOWNSHIP PLANNING COMMISSION**

**PUBLIC MEETING - TUESDAY, DECEMBER 12, 2017 - 7:00 PM**

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

The December meeting of the Palmer Township Planning Commission was held on Tuesday, December 12, 2017 at 7:00 pm 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, Solicitor Steve Brown and Supervisor Jeff Young. Members absent: Thomas Grube.

Supervisors David Colver and Jeff Young were present for the Comprehensive Plan public meeting held immediately prior to the Planning Commission meeting.

### 1. Minutes of November 2017 Public Meeting

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

### OLD BUSINESS

### 2. Comprehensive Plan

#### DISCUSSION

Prior to the start of the Planning Commission meeting, a public meeting was held where AJ Schwartz of Environmental Planning & Design gave a complete overview of the Comprehensive Plan. Comments were taken from the public at that time.

Kramer said the Planning Commission is now asked to recommend it to the Board of Supervisors for adoption. It has gone to the Lehigh Valley Planning Commission, the Easton Area School District and adjoining municipalities for review and comment. Blanchfield asked if we can expect specifics from them. Kramer said the LVPC will provide written comments, the others may or may not. Blanchfield asked where the public can get access to the information. Kramer said the document is available on the Palmer Township website. Colver thanked everyone involved thru all the 18 meetings for all there help.

The Planning Commission recommended adoption of the plan by the Board of Supervisors, with the condition that if any major changes are recommended by LVPC or other agencies, it will come back to the Planning Commission again before going to the Board for action.

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. FGC Industrial Development - Special Exception Request and Sketch Plan  
1492 Van Buren Road - K8-10A1  
PI/C District  
Request by FGC Van Buren Rd Partners, LLC

### DISCUSSION

Present on behalf of FGC Industrial Development were Matthew Schlindwein, George Hartman of Bohler Engineering and Attorney Timothy Siegfried.

The plan proposes the development of two distribution buildings, one at 128,700 square feet with 30 loading docks and one at 138,600 square feet with 42 loading locks, on a 36.63 acre lot. The plan proposes two different configurations for car and truck parking. The property is located on the west side of Van Buren Road, south and east of Route 33.

Blanchfield stated the Planning Commission was requested to provide comments to the Zoning Hearing Board to assist them in their consideration of the special exception request pursuant to Section 190-154.K of the Zoning Ordinance to allow for construction of a driveway within the 100 year floodplain of Schoeneck Creek. No other action is required to be taken by the Planning Commission on this sketch plan.

Hartman explained the changes made to the plan and how they satisfied all the Township comments. Blanchfield asked for comments from Russek. He said all they reviewed was the data presented for the floodplain analysis, and the engineering for the floodplain was acceptable.

Blanchfield asked about the status of submissions to the required agencies. Hartman stated that no submissions have been made at this time. Kicska asked if any of the agencies could come in and require changes. Russek said yes, then there would be issues. Lammi asked if the driveway was to be changed to go north to Newlins Mill Road and Van Buren, if it would have an impact on the floodplain analysis. Russek said they would have to do a new analysis. Lammi asked F Greek if they could bring the driveway up to the north. Schlindwein said they did not own property up to the north, but they are open to discussion. Walker asked if a move like that were to happen, why should they approve the plan now. Lammi asked if they had talked to the owner of the property to the north. Schlindwein said they tried to talk to the owner, and didn't think a deal would be possible at this time. Lammi said he was not thrilled about developing within a floodplain. Blanchfield commented that a big item in the new comprehensive plan is a bike path along the Schoeneck Creek and when they get into land development they will need to include a proposed bike route into the plan.

Mike Leahy, 40 Edinburgh Drive, asked if this would have to come back if the Army Corps or FEMA denies it.

Jayne Krusman, 20 Aberdeen Drive, asked for clarification on the location of the project.

John Halligan, 12 Canterbury Lane, asked what is the difference between putting a building in a floodplain or moving the floodplain towards existing dwellings.

Seeing no further comments or questions, Blanchfield called for a motion.

The Commission voted to recommend approval of this sketch plan subject to comments in the Pidcock letter dated 12/8/17. The Planning Commission has reviewed this plan as presented. The recommendation and comments pertain to the engineering review of the data presented for the floodplain analysis only, in an effort to provide assistance to the Zoning Board in their consideration of the Special Exception. Items related to the typical land development application (i.e. site layout, zoning ordinance dimensional conformance, sewage disposal, on-site stormwater management, traffic, and Subdivision and Land Development Ordinance design requirements, etc.) will be reviewed at such time as a land development plan is submitted.

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

## NEW BUSINESS

4. Conditional Use Request - Digital Billboard in PO/IP District  
2353 Newlins Mill Road - K8-5-4  
PO/IP District  
Request by Besko Outdoor Media Inc.

## DISCUSSION

Present on behalf of the applicant were Jerry Besko of Besko Outdoor Media Inc. and Attorney Paul Batyko.

The applicant, Besko Outdoor Media, Inc. is requesting conditional use approval for conversion of a static billboard to a two-sided digital billboard with 672 square foot sign faces, on an 8.70-acre lot on the north side of Newlins Mill Road. The parcel is located within the Planned Office/Industrial Park (PO/IP) zoning district. The applicant is seeking conditional use approval under Section 190-187.H of the Zoning Ordinance, and must meet the requirements of sections 190-187 and 190-189.

Blanchfield stated this is a brand new ordinance for Palmer Township and asked if their building plans had been reviewed. Batyko confirmed the plan had been reviewed and approved by Base Engineering. Besko stated the location of the billboard was 2353 Newlins Mill Road, in the northwest corner, adjacent to Route 33. Lammi asked if any residences would be able to see the billboard. Besko

said no, the sign would be a V-shape and face Route 33 North and South. Kicska asked if there was an existing billboard there now. Besko said no, this is a new billboard. Kramer said the Zoning Officer has reviewed the application and it appears to meet all provisions of the new ordinance. Wilkins asked if Besko will own the parcel. Batyko said there is a lease agreement between Besko and the property owner, the Hesses. Kicska inquired about the nit level of the sign and Besko said it would meet all the requirements under section 190-189.I. Lammi said this is a good place for the sign. It will not be viewed by home owners or become a nuisance.

Jayne Krusman, 20 Aberdeen Drive, asked if it would make any kind of noise.

Carol Ritter, 31 Inverness Lane, asked if there are any others installed within 10 miles.

Francine Daniels, 15 Canterbury Lane, asked for an explanation of the new ordinance and how many of these can come into the Township.

Mary Ann Plaza, 92 Moor Drive, asked how people will see it from the southbound lane of 33.

The Planning Commission recommend approval of the conditional use application by the Board of Supervisors, subject to the requirements of the ordinance being met.

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 thanked everyone for all their hard work on the Comprehensive Plan and all the projects reviewed this year and wished everyone Happy Holidays.

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 7:55 pm.

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