

PALMER TOWNSHIP PLANNING COMMISSION  
PUBLIC MEETING – DECEMBER 13, 2011 7:00 P.M.

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, December 13, 2011 at 7:00 p.m. with the following in attendance: Vice Chairperson Virginia Rickert, Ron Grandinetti, Rich Wilkins, Bob Blanchfield, Chris Briglia and Jo-Ann Stoneback. Tom Grube was absent. Also present were Supervisor Liaison Robert Lammi, Planning Director Cyndie Carman, Attorneys Charles Bruno and Victoria Opthof and Engineer Ralph Russek. Vice Chairperson Rickert convened the meeting and led those present in the Pledge to the Flag.

Minutes of November Meeting – On motion by Grandinetti, seconded by Briglia, and agreed by four, Stoneback abstaining, the minutes of the November meeting were approved.

Pigliacampi/Polomchak – 1730 Mine Lane Road – Lot Line Adjustment Plan – Request by Jules and Elizaeth Pigliacampi

The plan proposed to adjust the boundary line between two existing lots to create one vacant 15,000 square foot lot and one 28,654.4 square foot lot containing an existing single family detached residential structure.

Mr. and Mrs. Pigliacampi were present along with their engineer David Martin of Keystone Engineering. The plan was reviewed and Martin stated they would be dedicating a small section of land along Mine Lane Road for right-of-way purposes. He noted that Fairview Street is an unopened street and Bruno asked how many others in the subdivision benefitted by Fairview Street. He explained the meaning of the “paper” street and asked about access on this. Martin stated there will be an access easement, that they will not be blocking anything. Pigliacampi stated he just wants to add to his present property. They do not have any plans for any building at this time. There was a question about the access to lot 2. The owner of this lot would have to develop another paper street, Whitney Avenue to make access to this lot. Bruno stated even though this is a lot line adjustment and they are not requiring an access to this lot now there should be a deferral for this stating that Whitney Avenue has to be improved if there is going to be any type of building on this lot. Martin asked if he had to have a deferral in writing or if a note on the plan was sufficient. He was told a letter was required. Bruno stated since the co-applicant of this lot line request is the owner of Lot 2 that they must make a commitment that the development of their lot means the improvement of Whitney Avenue. Martin asked if the township would require a full access road. Carman stated if they were asking to develop this lot than yes they would have to put in this full access road. Carman did not have any further comments; Bruno said he was okay with this as long as the deferral letter was submitted; Russek did not have any further comments than what was in their engineer’s letter.

Seeing that there were no further comments or questions Rickert called for a motion. On motion by Wilkins, seconded by Stoneback, and agreed by all, the Commission recommended final approval by the Board of Supervisors for the lot line adjustment for Pigliacampi/Polomchak conditioned that all items in the township engineer's letter are satisfied and the following deferrals are granted – installation of the sidewalk on Mine Lane Road and the improvement of Whitney Avenue to Township Standards.

Planning Director's Comments – Carman thanked the Commission for their work this year and look forward to next year. Merry Christmas to all.

Bob Lammi stated the same and noted we should get into some real good planning with the proposal of the north end being developed. He noted we have a very good Commission and looks forward to working with them on this future development. Merry Christmas to all.

On motion by Stoneback, seconded by Wilkins, and agreed by all, the meeting was adjourned at 7:20 p.m.

Diane Grube, Secretary