

## **PALMER TOWNSHIP PLANNING COMMISSION**

**PUBLIC MEETING - TUESDAY, DECEMBER 13, 2016 - 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 13, 2016 at 7:00 p.m. with the following in attendance: Robert Blanchfield (Chairman), Robert Lammi (Vice Chairman), Jeffrey Kicska, Robert Walker, Thomas Grube and Andrew Rossi. Absent was Richard Wilkins and Supervisor Jeff Young. Also in attendance were Planning Director Cynthia Carman Kramer, Engineer Ralph Russek, and Attorney Ryan Fields. Chairman Blanchfield opened the meeting by leading those present in the Pledge to the Flag.

### 1. Minutes of November 2016 Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Kicska, Lammi, Rossi, Walker

Commission Members voting Abstain: Grube Commission Members Absent: Wilkins

### NEW BUSINESS

#### 2. 3320 Fox Hill Road - Preliminary/Final Plan

3320 Fox Hill Road - K8-10A6L

PI/C District

Request by Co-op Enterprises, LLC

### DISCUSSION

Present on behalf of the applicant were owner Sandra Greiner and engineer Amit Mukherjee from Base Engineering. The plan proposes the construction of a 9,600 square foot building in addition to the existing 9,600 square foot building, to be connected with an enclosed corridor, to be used for a private gymnastics training center. The building is proposed on an existing 2-acre lot located on the south side of Fox Hill Road within the Planned Industrial/Commercial (PIC) zoning district.

Greiner explained the business is a gymnastics training center and the new building would be for the same use with an enclosed corridor connecting the two buildings. Blanchfield asked about parking. Mukherjee said there would be 65 spaces plus 12 future spaces as shown on the plan. Greiner stated they would not host competitions there but would have birthday parties on weekends. They have never had parking issues at their other location. Blanchfield asked about pick up and drop off of students. Greiner replied there would not be a designated area, parents would just pull into parking spaces. Most parents do not stay during classes except for the youngest classes. Lammi asked about restricting tractor trailer parking, concerned about children walking out front and reduced visibility if trucks were parked there.

Blanchfield asked if the sewer lateral would need to be extended to connect to the new building or if the current one is large enough. Mukherjee replied it will be discussed with the sewer department.

Blanchfield asked about the waiver requests for sidewalks and street trees. Mukherjee stated that street trees would interfere with utilities near the street but they are proposing two trees set further back. Lammi stated that if there is overflow parking on the street then we would want to put sidewalks in, otherwise they could agree to a deferral of sidewalks. Kramer noted that the sidewalk location should still be shown on the plan with a note that it is to be deferred.

Rossi asked about the turning distance for the fire trucks as the department would be getting two bigger trucks next year. Russek replied that they had used the current turning template provided by the fire department. Kramer stated she would discuss with the Fire Commissioner if a new template was needed.

Lammi asked if the buildings were required to be sprinklered. Kramer replied it was her understanding from discussion with the Fire Commissioner that they would not require sprinklers because each section is smaller than 10,000 square feet but they would require fire doors on one or both sections of the building.

Kicska asked about the outside pool and play equipment. Greiner replied it would be used during summer camp classes.

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 and comments:

1. Comments of the Township Engineer's letter dated December 9, 2016 are satisfactorily addressed.
2. Township departmental comments dated December 9, 2016 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer's letter dated December 8, 2016 are satisfactorily addressed.
4. Any comments of the Township's lighting consultant are satisfactorily addressed.
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 \$3,000 x 1 acre of newly developed area = \$3,000.
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.
7. The deferral request for the construction of sidewalks is approved by the Board of Supervisors.
8. The waiver requests for street trees and checklist items C4 and D1 are approved by the Board of Supervisors.

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

#### PLANNING DIRECTOR COMMENTS

Kicska reported on attending the November 30 Environmental Steering Committee meeting with the Comprehensive Plan consultant. They had good discussion about trails. Kramer reported on attending a meeting that day in Tatamy regarding extension of their bike path north into Stockertown, which would provide a missing link in the regional D&L Trail and the new 911 Memorial Trail.

Kramer reminded the Commission that there would be no Comprehensive Plan Steering Committee meeting in December, the next meeting would be January 18, 2017.

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Kathy Sciascia, Recording Secretary

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