

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, MARCH 10, 2020 - 7:00 PM

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

The March 2020 meeting of the Palmer Township Planning Commission was held on Tuesday March 10, 2020 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Vice-Chair Karin Vangeli, Michael Brett, Jeff Kicska, Robert Lammi, Robert Walker and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Secretary Kathleen Sciascia, Engineer Ronald Gawlik of the Pidcock Company and Solicitor Steve Brown.

1. Minutes of February 2020 Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins

NEW BUSINESS

2. Joseph I - Minor Subdivision Plan

Corriere Road - K8-10A-5A
P/IC District
Request by Joseph I, LP

DISCUSSION

Present for the applicant were John Nicolich and John Joseph.

The plan proposes the subdivision of a 15.8-acre tract of land into two lots. The proposed lot 1, containing 10.91 acres, is improved with a restaurant, bank and medical office building. The proposed lot 2, containing 4.36 acres is vacant and is not proposed for development at this time.

The property is located on the south side of Corriere Road east of Route 248/Nazareth Road, within the Planned Industrial/Commercial (PI/C) zoning district. A portion of the proposed Lot 1 falls within Lower Nazareth Township. The property to the north across Corriere Road is zoned HDR and is developed with low and mid-rise apartment buildings. The property to the south is zoned PI/C and is unimproved.

Nicolich said this is a natural place for the subdivision to be done. They have an agreement with Palmerview Apartments to use the existing driveway. The sanitary sewer line, water and natural gas are already there.

Seeing no further comments, Blanchfield called for a motion.

The Planning Commission recommended approval of the plan by the Board of Supervisors subject to the following conditions.

1. Comments of the Township Engineer's letter dated February 28, 2020 are

satisfactorily addressed.

2. Township Departmental comments dated March 5, 2020 are satisfactorily addressed.
3. The need for any recreation contribution is addressed to the satisfaction of the Board of Supervisors.

Motion: Approve w/ Conditions, Moved by Karin Vangeli, Seconded by Robert Lammi. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins

3. Conditional Use Request - Off-Premise Digital Billboard in LI District
2524 Hollo Road - K8-11A-1
LI District
Request by Premier Media LLC

DISCUSSION

Present for the applicant were Attorney Paul Batyko and Larry Kostelac of Premier Media.

The applicant is requesting conditional use approval for a two-sided off-premise digital billboard, on a 10.41-acre lot on the west side of Route 33 south of Hollo Road. The parcel is located within the Light Industrial (LI) 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.

Batyko said the billboard will be in compliance with Township ordinances. They have submitted a letter from Watchfire certifying the billboard will meet or exceed requirements. Lammi asked about the height of the sign. Batyko said the sign will be no greater than 40 feet from grade and will comply with the height requirement of the ordinance.

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

The Planning Commission recommended approval of the conditional use application by the Board of Supervisors, conditioned on the applicant fulfilling the Township Departmental comments dated February 17, 2020.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer noted that she was planning two workshop meetings for the Planning Commission to learn about the proposed new Zoning Ordinance, to be held on Tuesday April 7 for the text of the ordinance and Thursday, April 9 for the zoning map, at 6:30 pm in the Municipal Building Conference Room.

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 7:25 pm.

Motion: Adjourn, Moved by Richard Wilkins, Seconded by Karin Vangeli. Passed. 7-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker, Wilkins