

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, JANUARY 8, 2019 - 7:00 PM

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

The January 2019 meeting of the Palmer Township Planning Commission was held on Tuesday January 8, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Robert Walker, Jeff Kicska, Karin Vangeli and Michael Brett. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitors Charles Bruno and Steve Brown. Absent were Robert Lammi and Richard Wilkins.

1. Reorganization - Election of Officers

Chairman Blanchfield turned the meeting over to Solicitor Bruno to act as temporary Chairman. Bruno called for nominations for the position of Chairman. Robert Blanchfield was nominated and appointed as Chairman for 2019.

Bruno then turned the meeting back over to newly appointed Chairman Blanchfield.

Motion: Confirm, Moved by Robert Walker, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker

Commission Members Absent: Lammi, Wilkins

Blanchfield called for nominations for the position of Vice-Chairman. Robert Lammi was nominated and appointed Vice-Chairman for 2019.

Motion: Confirm, Moved by Jeff Kicska, Seconded by Michael Brett. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker

Commission Members Absent: Lammi, Wilkins

Blanchfield called for nominations for the position of Secretary. Staff member Kathleen Sciascia was nominated and appointed Secretary for 2019.

Motion: Confirm, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker

Commission Members Absent: Lammi, Wilkins

2. Minutes of August 2018 Public Meeting

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

Commission Members Absent: Lammi, Wilkins

NEW BUSINESS

3. FGC Van Buren Road Partners - Conditional Use Application - Distribution Center in PI/C District
1492 Van Buren Road - K8-10A1
PI/C District
Request by FGC Van Buren Rd Partners, LLC

DISCUSSION

Present on behalf of the applicant were attorney Timothy Siegfried, David Greek and Matt Schlindwein of Greek Development, and George Hartman of Bohler Engineering.

The applicant is requesting conditional use approval for construction of two distribution buildings, one at 128,900 square feet and one at 138,740 square feet on a 36.63 acre lot. The property is located on the west side of Van Buren Road, south and east of Route 33, within the Planned Industrial/Commercial(PI/C) zoning district.

The applicant is seeking conditional use approval under the following provisions of the Zoning Ordinance:

- 190-125.G-Distribution center; meeting the conditions of 190-210.B(33)

The requested use requires conditional use approval in the Planned Office/Industrial Park zoning district subject to the performance criteria listed in the zoning ordinance.

Schlindwein gave an overview of the project. There will be 2 buildings with no access to Route 33. There will be two driveways, one to the south for cars only and one to the north for cars and trucks. The northern driveway will be designed so trucks can only exit to the north.

There will be storm water basins with drip irrigation. There will be easement access to the sanitary sewer system. They will widen the road in front of the property with it tapering off on the north and the south ends. A berm will be along the front of the property.

Blanchfield asked if there was any further discussion about the north driveway going across the Chrin property. Schlindwein said there has been no further discussion. There is a floodplain in that area that would present challenges. With the current design they have room for stacking and a better traffic flow. Blanchfield asked if there would be any restrictions such as gates or fences. Schlindwein said no. Blanchfield asked about the hours of operation. Schlindwein said they don't have tenants yet, so they don't know the hours of operation. 1 to 2 shifts, Monday through Friday is normal for our tenants. Greek said they have not started marketing yet, but there is a lot of demand for smaller spaces by local businesses, which typically don't run operations 24 hours. Brett asked if they mandate hours of operation in their leases. Greek said they will comply with Palmer Township ordinances, there is a possibility they would need to run 3 shifts. Siegfried said all operations would be done indoors.

Blanchfield asked Russek to comment on the review of Van Buren Road. Russek referred to the Pidcock letter dated January 4, 2019 and the Conditional Use comments and said the Pavement Analysis report is not complete. Schlindwein said they have completed their report and been in touch with our Geotech. They will widen Van Buren Road and have done a pavement analysis for truck traffic along their frontage. Blanchfield said we have the ability to request improvements on the areas past their frontage. Blanchfield said there needs to be further discussion on this matter.

Blanchfield asked Russek about Traffic comment 1a of the Pidcock letter dated December 6. Russek said it was an information comment and it has been resolved. Siegfried said they are agreeable to the traffic contribution. Blanchfield asked Kramer about the trail. Kramer said the Township has been looking at 2 options for a trail in that area of the Township, either along the creek or as a widened sidewalk along the east side of Van Buren Road. It does not seem practical to introduce pedestrian and bike traffic through a site with moving truck traffic. The Township had previously pursued a widened sidewalk along the east side of Van Buren Road with a potential developer of that property. If that is still considered the preferred location, this applicant would not be responsible for the trail on the east side of Van Buren. Blanchfield asked for any other comments on the land development plan. Schlindwein commented about the architecture of the buildings being similar to other buildings in the area, that there would be large green spaces and they would provide more than ample parking.

Gerald Genrich, 12 Moor Drive. asked why the driveway is not located further north.

Timothy Fisher, 68 Moor Drive, stated that the Zoning Hearing Board gave permission to proceed with conditions and asked if the conditions have been met, if they have got their FEMA or Army Corp of Engineers permits yet.

Harry Graack, 1380 Van Buren Road, stated the intersection needs a signal, the driveway should be pushed up to meet the intersection. Trucks can come north on Van Buren Road, it's an ongoing problem. he submitted a letter asking to rezone his property to residential, warehouses will be detrimental for approval of his land. The water runoff from the creek floods his land, what is the Township going to do about this. Every warehouse has added to this flooding.

Richard Stocker, 3804 Hollo Road, stated the creek floods when there is a lot of rain because there are no banks. The detention ponds work.

Fred Ritter, 31 Inverness Lane, asked if the turn into the northern driveway can be made by a 26 foot truck going north or south.

John Haligan, 12 Canterbury Lane, asked if the storm water plan is complete, does it take into account the five major projects that are already approved. The fields are flooding, the existing conditions today are not acceptable.

David Monaghan, 12 Glasgow Way, stated the creek has trees now, will the

trees stay along the creek. he asked how wide the driveway will be and if there be enough room for cars and trucks during shift changes.

Mike Leahy, 40 Edinburgh Drive, asked what the berm height will be and if anyone has done a noise or sound analysis. These should be taken into consideration.

Bruno stated that the decisions for conditional use and land development should be made separately. Blanchfield asked for a motion on the conditional use. Walker said that with the status of the pavement analysis, he was not comfortable moving this to the Board of Supervisors. Walker moved to table the project. Schlindwein said they are willing to comply with the pavement analysis and could the Planning Commission approve the plan with conditions to be satisfied before the Board of Supervisors meeting. Vangeli said we don't know what the stipulations are, we want to know what they are before we approve the plan. Blanchfield said we need to make it clean for the Board of Supervisors.

Motion: Tabled, Moved by Robert Walker, Seconded by Michael Brett. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker
Commission Members Absent: Lammi, Wilkins

4. FGC Industrial Development - Preliminary/Final Land Development Plan
1492 Van Buren Road - K8-10A1
PI/C District
Request by FGC Van Buren Rd Partners, LLC

DISCUSSION

Due to the conditional use plan being tabled, the Planning Commission will not commit to approval of the land development plan. Bruno stated they should run concurrently and advised the applicant to follow up on the engineering comments and issues discussed.

Motion: Tabled, Moved by Jeff Kicska, Seconded by Michael Brett. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker
Commission Members Absent: Lammi, Wilkins

5. Sheetz at Chrin Southeast Quadrant - Minor Land Development Plan
100 Trolley Line Drive – J8-27A1
MSC District
Request by Sheetz, Inc.

DISCUSSION

Present on behalf of the applicant were Brent Brubaker of Sheetz, attorney Jim Preston of Broughal & DeVito, and Keith Ottens of Langan Engineering.

This plan proposes changes to the previously approved Chrin Southeast Quadrant land development plan, which proposed the development of a multi-

tenant commercial development, containing a hotel, restaurant, fast-food restaurant and convenience store with gas station and car wash, on a 13.26-acre lot. The property is located on the south side of Main Street at the intersection of Trolley Line Drive, within what is known as the southeast quadrant of the Route 33/Main Street interchange. The proposed plan changes the location of the gas canopy, removes the proposed car wash and removes one of the proposed site driveways.

Blanchfield asked Russek about the stormwater management details. Russek said it was OK. Blanchfield asked for details about the proposed drive-thru lanes that cross an entrance/exit drive. Brubaker explained that the drive-thru business is only 10% of their business, this is a typical layout for them. There will be signs posted. Walker asked what else was back in that area. Ottes said it is an access aisle, cars can use it to get to the hotel or fast food restaurant. There should be no stacking issues. Kicska asked about the traffic patterns to get to the fast food restaurant. Ottes said they would likely use the main entrance. Blanchfield asked if creating a leased lot will create any other other issues. Bruno said the issues should not hold up approvals if they can be satisfactorily addressed by waivers and deferrals. Kramer asked if they will be selling alcohol. Brubaker said yes. She then asked if they would be selling alcohol through the drive-thru. Brubaker said no. With no further comments, the motion was made to recommend approval of the plan to the Board of Supervisors with the following conditions.

1. Comments of the Township Engineer's letter dated January 4, 2019 are satisfactorily addressed.
2. Township Departmental comments dated January 4, 2019 are satisfactorily addressed.
3. All conditions of approval pertaining to the Chrin Southeast Quadrant preliminary/final plan are incorporated by reference.
4. All conditions of the Zoning Hearing Board decision letter dated November 14, 2018 are complied with.

Motion: Approve, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker
Commission Members Absent: Lammi, Wilkins

PLANNING DIRECTOR COMMENTS

6. 2019 Meeting Dates

Kramer distributed the schedule of meeting dates and deadlines for 2019. She made note that the November meeting would be on a Wednesday night because of the Veterans Day holiday.

Commission Members Absent: Lammi, Wilkins

7. 2018 Annual Report

Kramer explained that the Planning Commission is required to make an annual report of their activities to the Board of Supervisors. It has been our practice to produce a comprehensive report which combines the activities of the Planning

Commission, Zoning Hearing Board and Building/Codes department. Kramer asked for approval to forward the prepared report to the Board of Supervisors as the Planning Commission's annual report for 2018.

Motion: Approve, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker
Commission Members Absent: Lammi, Wilkins

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 9:20 pm.

Motion: Adjourn, Moved by Robert Walker, Seconded by Karin Vangeli. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli, Walker
Commission Members Absent: Lammi, Wilkins