

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, MAY 8, 2018 - 7:00 PM

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

The May meeting of the Palmer Township Planning Commission was held on Tuesday May 8, 2018 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Vice-Chairman Robert Lammi, Robert Walker, Jeff Kicska, and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitor Steve Brown and Supervisor Jeff Young. Absent: Karin Vangeli

1. Minutes of April 2018 Public Meeting

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

2. Carson Companies - Conditional Use Application - Industrial and/or Limited Distribution Use and Increased Building Height in PO/IP District

Present on behalf of the applicant were Chris Hermance of the Carson Companies, Jim Chrin of the Charles Chrin Real Estate Trust, Gregory Elko of Langan Engineering, and Attorney Christopher McLean.

The applicant, Carson Companies, is requesting conditional use approval for construction of two buildings to be used for industrial and/or limited distribution use, one at 239,760 sq ft and one at 160,336 sq ft., on a portion of a 58.36 acre tract. The applicant is also requesting conditional use approval for the buildings to be up to 47 feet high. The property is located on the north side of Newlins Mill Road. The property is located in the Planned Office/Industrial Park (PO/IP) zoning district. The applicant is seeking conditional use approval under the following provisions of the Zoning Ordinance:

- §190-125.D - Industrial activities such as manufacturing. packaging. production. etc.
- §190-137.E - Limited distribution center.
- §190-126.H - Maximum building height above 40 feet, up to 60 feet.

The requested uses are permitted as conditional uses in the Planned Office/Industrial Park zoning district subject to the performance criteria listed in the zoning ordinance.

Elko gave an overview of the project. There would be two buildings, the larger building would be limited to 200,000 square feet for distribution use. The development would front on Newlins Mill Road with two access points. They intend to comply with the Conditional Use requirements.

Lammi asked if the detention pond in this area would be rebuilt, would they go through it or bypass it. Elko said they would bypass it. Blanchfield asked about

the floodplain. Elko said the buildings would not be in the floodplain. Blanchfield asked if the sanitary sewer would be relocated. Elko said if it needs to be relocated they would deal with that. Blanchfield asked about the traffic flow. Elko explained that there are multiple ways to get to Route 33 and also Trolley Line Road should be done by the time the buildings were open. Blanchfield asked about traffic signals. Elko said no traffic signals were warranted for this project, Russek said they will get that clarified. Blanchfield asked about the eastbound turning lane. Elko said the shoulder width is enough to use to go around vehicles making a left turn. Young stated a vehicle should not have to leave a marked road to go around traffic. Elko said PennDOT allows it. Russek said they would like to discuss a left turn lane with the applicant. Chrin said they are open to a discussion. Blanchfield asked if there would be gates that would contribute to queuing on Newlins Mill. Elko said there would be no gates, any queuing would be on the property. Lammi asked what would happen to the small lot. Chrin said that is where one of the driveways will be, they will consolidate the lot with the larger tract. Lammi brought up ordinance section 190-191.A regarding two principal uses on one lot, and asked how they would get around that. McLean said they don't know who the tenants are, they could have both the same use. They would resolve that with the Zoning Officer. Hermance said they could subdivide into two lots if they needed to. Blanchfield asked about sidewalks and trails. Chrin said they are looking to allow for the trail through the property.

Lammi said that most of the questions they had were answered, but because of the issues that surround traffic and the uses, he would like to have these resolved before they pass it on to the Board of Supervisors.

Shirley Maiorca, 13 Kent Lane, said Newlins Mill Road and Van Buren Road are very narrow, difficult and very busy roads.

Wayne Conrad, 41 Moor Drive, asked how many loading bays.

Michael Miller, 2310 Newlins Mill Road, asked if the entrance and exit will be in line with Majestic. He can't leave his house between 3:00 and 5:00 because of the traffic exiting Majestic.

The Commission voted to table the application.

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

PLANNING DIRECTOR COMMENTS

Kramer said the Board of Supervisors approved the agreement with Environmental, Planning & Design for the purpose of re-writing the Palmer Township Zoning Ordinance and they would be looking to put together a committee as soon as possible.

PUBLIC COMMENT

John Halligan, 12 Canterbury Lane, said there are hundreds of cars and tractor trailers on Newlins Mill Road. The Planning Commission needs to take a hard look at what that road is going to look like in five years. There could be a road put in directly into McFadden Road and take traffic off of Newlins Mill Road.

ADJOURNMENT

The meeting was adjourned at 8:25 pm.

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