

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, JUNE 9, 2020 - 7:00 PM
ZOOM MEETING 846 9689 3772
HTTP://US02WEB.ZOOM.US/J/84696893772

The June 2020 meeting of the Palmer Township Planning Commission was held on Tuesday June 9, 2020 at 7:00 pm via Zoom 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, Solicitor Steve Brown, and Supervisor Jeff Young.

Due to technical difficulties for Chairman Blanchfield, the meeting was chaired by Vice-Chair Vangeli.

1. Minutes of May 2020 Meeting

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

NEW BUSINESS

2. Conditional Use Request - Off-Premise Static Billboard in LI District
3819 Prologis Parkway - K8-10-7F
LI District
Request by Premier Media LLC

DISCUSSION

Present on behalf of the applicant were Attorney Paul Batyko and Larry Kostel of Premier Media.

Premier Media LLC is requesting conditional use approval for a two-sided off-premise static billboard, on an 88.87-acre lot of the south side of Prologis Parkway. The lot is located such that 20.25 acres are in Palmer Township and 68.62 acres in Lower Nazareth. The portion of the lot within Lower Nazareth contains a distribution building, while the portion within Palmer Township is vacant. The parcel is located within the Light Industrial (LI) zoning district.

The applicant is seeking conditional use approval under Section 190-187.G of the Zoning Ordinance, and must meet the requirements of Sections 190-187.

Batyko showed the location of the billboard, sign buffers, distance to the closest residential lines and the elevation of the sign, stating that it meets all of the sign requirements of the ordinance. He then reviewed the submitted checklist showing that they are in compliance with all of the conditions of the ordinance.

Brett said on a personal note he thinks all billboards are a distraction to drivers.

but they have met all requirements of the ordinance. Wilkins asked how far up and down the road can the billboards go at a thousand feet apart. Kramer said this one is at the border of Lower Nazareth, so we don't control anything south of there and going north there is probably not space for any more. Young asked about the sign height. Batyko said the height of the sign is 27 feet above the ground at the sign base. Lammi asked if there is a right-of-way to service the sign. Batyko said yes. Young asked if this information has been shared with Lower Nazareth since it is near the border. Kramer said they will be notified.

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

The Commission voted to forward the application to the Board of Supervisors with the comment that it appears to meet all requirements of the ordinance and that any approval by the Board of Supervisors should be conditioned on the applicant fulfilling the Township Departmental comments dated June 5, 2020.

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

PLANNING DIRECTOR COMMENTS

Kramer asked if there were any questions regarding the Zoning material that was distributed at the last meeting. There were no questions at this time.

Kramer noted that Northampton County is now in the yellow phase of the Governor's COVID-19 re-opening plan which means we are now permitted to have meetings with up to 25 people with social distancing. We will monitor the situation to determine how to best proceed for the July meeting.

Young gave an update on the status of the Palmer Elementary School Plan.

He also said kudos to Kramer for the Billboard Ordinance and reducing the number of billboards and making it easier to deal with them.

PUBLIC COMMENT

ADJOURNMENT

The meeting was adjourned at 7:45 pm.

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