

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, FEBRUARY 11, 2020 - 7:00 PM

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

The February 2020 meeting of the Palmer Township Planning Commission was held on Tuesday February 11, 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 January 2020 Meeting

Motion: Approve, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Walker
Commission Members voting Abstain: Wilkins

OLD BUSINESS

2. Carson NW Quadrant Lot 4 West - Preliminary/Final Subdivision & Land Development Plan

1601 Van Buren Road - J8-23-1E
TI-2 District
Request by Carson NW Quad LLC

DISCUSSION

Present on behalf of the applicant were Keith Ottes of Langan Engineering and Chris Hermance of The Carson Company.

The plan proposes the subdivision of a 63.84-acre tract into two lots, divided by a new roadway. The tract is the existing Lot 4 of the previous Chrin Northwest Quadrant subdivision. Lot 4 West, containing 26.19 acres, proposes the development of a 337,700 square foot distribution/warehouse building, with 300 parking spaces and 78 trailer parking spaces. Lot 4 East, containing 35.06 acres, is not proposed for development at this time.

Ottes gave an overview of the project and added that Roadway Y is proposed to be public and gated. They are proposing Roadway Y to be called Carson Court. They had added a larger cul-de-sac to allow for truck turning and they were working out the stormwater issues with Pidcock. Blanchfield asked if the geotech engineer is in agreement with the comments. Kramer said yes. Lammi asked if they will put a fence around the infiltration basin. Ottes said yes they will put a fence around the entire basin. Blanchfield asked about the waiver to move the location of the street trees. Kramer said they were OK with moving the trees back from the right-of-way for sight distance and had done this for other projects. Blanchfield asked about curbing along the north side of Main Street. Ottes said the curbing is in the PennDOT right-of-way, so it is their call and they had

previously said they did not want the curbing there. Lammi noted a concern since the sidewalk would be used for people walking and the curb would give them some protection. Ottes said he will bring this up with PennDOT. Blanchfield asked if the stormwater issues could be resolved. Gawlik said the applicant has submitted additional details showing that they can make the basin larger and it looks like the issues can be resolved. Blanchfield asked if they would use spray irrigation. Ottes said it would be straight infiltration. Wilkins asked about the water run-off from the north and if this was the high point of the development. Ottes explained how the water would be dispersed on these lots.

Gawlik said the intersection of Roadway Y and Main Street should be designed with future development in mind. Ottes said they will work with Pidcock on this. Blanchfield asked if Roadway Y would be private until it was turned over to the Palmer Township. Brown said Palmer Township would not be responsible for the road while it was private. Ottes said the intention was to offer it for dedication to Palmer Township. Young asked if the reason for the gates was to control the traffic flow to the two interesections. Lammi said the road was there for a second access in case of an emergency. Lammi stated it should be the decision of the Board of Supervisors as to whether or not to accept it as a public street. Blanchfield asked if the Fire Commissioner was OK with the cul-de-sac. Ottes said he will confirm it with him. Blanchfield asked if the lighting was in compliance. Kramer said we had not received an updated letter yet. Ottes said they will work with the lighting consultant to comply. Kicska asked where the entrance to Lot 4E will be. Ottes said it will be on Roadway Y, as far north as possible. They are not allowed to exit directly to Main Street.

Young asked why the illustrative sketches of the building exteriors were not presented to the Planning Commission. Ottes said they wanted to get some assurances before they engaged an architect for the sketches. Kramer said in this zoning district they are required and they would also need interior layout sketches to confirm the parking calculations.

Seeing no further comments or questions, Blanchfield called for a motion. The Planning Commission voted to recommend approval of the plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated February 6, 2020 are satisfactorily addressed.
2. Township Departmental comments dated February 6, 2020 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer letter dated February 6, 2020 and any additional comments are satisfactorily addressed.
4. Comments of the Township Lighting Consultant letter dated October 10, 2019 and any additional comments are satisfactorily addressed.
5. Comments of the Lehigh Valley Planning Commission review letter dated October 10, 2019 and any additional comments are satisfactorily addressed.
6. Requested waivers and deferrals are approved by the Board of Supervisors and they are recommended to be approved except for the deferral of curbing on the north side of Main Street, unless otherwise determined by PennDOT.

7. 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 for Lot 4 West would be 26.19 acres x \$3,000/acre = \$78,570.
8. The need for any traffic improvements or voluntary traffic contribution is addressed to the satisfaction of the Board of Supervisors.
9. Architectural renderings of the building are provided to the Board of Supervisors.
10. The decision is to be made by the Board of Supervisors if Roadway Y, to be called Carson Court, will be public or private.

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

NEW BUSINESS

3. Bank of America ATM Kiosk - Special Exception Request and Site Plan
2510 Freemansburg Avenue - M9NW1-13-2
GC District
Request by Bank of America

DISCUSSION

Present on the behalf of the applicant was Paul Mutch of Stonefield Engineering & Design.

The applicant, Bank of America, is proposing the construction of a 36 square foot ATM kiosk with drive-through aisle of 2.2-acre site that currently contains an Aldi supermarket. The project would require the loss of 8 parking spaces serving the supermarket use.

The Mutch gave an overview of the project. Blanchfield asked about the security lighting. Mutch explained the lighting saying they are adding 2 area lights so they will be in compliance with Bank of America requirements. Blanchfield said we should get documentation that the loss of parking spaces will not impact Aldi's. Blanchfield asked about the utility pole that must be added. Mutch said they could potentially pull power from an existing pole to the left of the driveway. Gawlik asked for confirmation from PennDOT regarding the driveway. Mutch said PennDOT is aware of the project and they see no issues. Blanchfield asked about the barrier along the retaining wall. Mutch said it would be a wood guide rail rated to withstand a car impact. Brown asked who will own the property. Mutch said they will lease. Brown said they will need to go through the subdivision procedure to create a lease area. Wilkins asked about security cameras. Mutch said there will be 24-hour security cameras. Lammi asked how many cars would go through in a day. Mutch said it was designed for a 3 car queue, with 10 to 15 cars per hour. Young stated that this is not a shopping center, as described, it is a stand-alone store. The lights need to be to Palmer Township standards, and if the signs are internally-illuminated, they must be predominantly dark. He recalled when the Aldi addition was approved, parking

was an issue. He feels this use belongs someplace else. Kicska asked if there was any provision for walk-up customers. Mutch said it is more convenient to drive up, but people could still walk up, he sees the concern. Brett asked what the criteria was for the site selection. Mutch said he was not part of that process. Brown asked what happens to the ATM if Aldi goes out of business. Mutch said the ATM will remain. Brett asked what happens if the ATM closes. Mutch said it will be removed.

On the recommendation of Solicitor Brown, no formal action was taken by the Planning Commission. Kramer said she would send a letter to the Zoning Hearing Board forwarding the Township Engineer's comments, Township staff comments and a copy of the meeting minutes.

PLANNING DIRECTOR COMMENTS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

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