

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, OCTOBER 11, 2022 - 7:00 PM
PALMER TOWNSHIP MUNICIPAL MEETING ROOM, 3 WELLER PLACE (LOWER
LEVEL), PALMER PA 18045

Present at the meeting: Bob Blanchfield, Chuck Diefenderfer, Jeff Kicska, Robert Lammi, Robert Walker, Richard Wilkins, Chuck Bruno and Ron Gawlik.

1. Minutes of August 2022 Meeting

The motion was passed to approve the August Meeting Minutes.

Motion: Approve, Moved by Richard Wilkins, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte

2. Minutes of September 2022 Meeting

The motion was passed to approve the September meeting minutes

Motion: Approve, Moved by Richard Wilkins, Seconded by Chuck Diefenderfer. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte

3. Minutes of September 2022 Workshop Meeting

The motion was passed to approve the September Workshop minutes

Motion: Approve, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte

OLD BUSINESS

4. Discussion of Zoning Ordinance

DISCUSSION

Approved to send to the Board of Supervisors with the Planning Commissions comments noted.

Blanchfield explained that tonight they will discuss the final draft of the new zoning ordinance that has been prepared by our consultant EPD and is available online. If the planning commission determines the ordinance is acceptable for adoption by the Board of Supervisors a motion can be made tonight by the Planning Commission to recommend approval of other proposed zoning ordinance and maps for the Board of Supervisors.

Carman-Kramer explained over the course of many meetings this year the

Planning Commission has reviewed the draft that was prepared by EPD. We took comments from the public and over the last two meetings we discussed some of the comments that came from those forums. Based on the Planning Commission's discussion of those items, this is the final draft incorporating what as our best effort at getting this right as our new zoning ordinance. Carman-Kramer mentioned Carolyn was on the line to take comments.

Blanchfield opened it up to take comments from the committee.

Diefenderfer said he felt there was a conflict between the definition of bed and breakfast and the actual information. On the original plan there was a limit of approximately 10 people as guests for the bed and breakfast. 10 rooms takes it to closer to 30 guests.

Diefenderfer stated that the definition changed but questioned the other adjustments.

Carman Kramer asked how the committed felt.

There was consensus among the board that 10 rooms felt more like a hotel/motel.

Carman Kramer confirmed with Carolyn 10 people not 10 rooms.

Walker commented that it was changed to 10 rooms and questioned whether 10 rooms with only 10 people would make a feasible business model.

C. Yagel said she made the updates.

Diefenderfer said that part of the concern is that there are a lot of older sections in the township that have alleys. There are problems where people didn't keep those alleys clear and maintained. If they're going to be the principal way for the people to get out it will be a concern. There should be something in the contract that they need to be kept passable for traffic and maintained the same as other roads in the Township.

Diefenderfer added that the last time we had a meeting, there were some concerns that some of the items that are allowed in rural agricultural are probably not the best for some of the new locations because they're very close to residential properties.

Carman- Kramer asked what uses would be unsuitable.

Diefenderfer referenced adult oriental oriented establishment and a junkyard. He said they might be permitted elsewhere but even with conditional use It would cause problems.

Kiscka said I believe that we're moved T11

Carman- Kramer asked if the commission members they're okay with removing from RA to go to T11?

Kiscka said the one thing he was concerned about was that the truckers would be right there.

Carman- Kramer said the fact of the matter is that currently everything that's in T11 is developed

Carman Kramer asked Carolyn if the change was possible?

C. Yagel said she would revise the plan.

Lammi added that it is a shame the NPC ties you in these things that you have to have everything in a Township like ours. Some things just don't fit.

Harry Graack(1380 Van Buren Rd) mentioned he would have never imagined of ever having any of those on his property.

Carman- Kramer said Carolyn was good with the change to take them out of RA and put them in T11. The referenced things not suitable for RA are adult oriented, junkyard, landfill transfer station, recycling transfer station.

Bruno questioned whether the commission should be putting in the changes to the plan or should the be providing recommendations for the Board of Supervisors to make changes. It is not the Planning Commission's project.

C. Yagel said the changes will be redlined for review.

Lammi-said that he still feels that that we should not be even considering a large shopping center in our industrial (IOC) district. It takes up valuable industrial land.

Blanchfield asked if there was consensus for Lammi's comment regarding the placement of the shopping center. Everyone agreed.

Carman-Kramer thanked the Commission for all the time, effort and careful consideration put into this.

Bill Hartin (1375 Van Buren) would like to recommend consideration for historical and conservation districts.

Harry Graack (1380 Van Buren Rd) said he was glad to see them moving forward on this. He also wanted to ask for the western half of his property to be GC

Motion: Approve w/ Conditions, Moved by Richard Wilkins, Seconded by Chuck Diefenderfer. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte

5. Stocker Mill Estates - Preliminary/Final Subdivision Plan
2030 Stocker Mill Road - K9-7-4
MDR District
Request by Oieni Construction Co. Inc.

DISCUSSION

Blanchfield said the final piece of business is Stocker Mill Estates. Based on the previous 3 concerns, none have been addressed and the applicant is not in attendance, the recommendation from the Planning Director is that we deny this tonight.

Motion: Deny, Moved by Robert Lammi, Seconded by Richard Wilkins. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte

PLANNING DIRECTOR COMMENTS

PUBLIC COMMENT

Tim Fisher (68 Moor Dr.) Wanted to thank everyone for moving forward.

Harry Graack (1380 Van Buren Dr.) wanted to mention that he shoots on his property for groundhogs, target shooting etc. There is a statute in Palmer Township against this. What is the Commission opinion on this?

Blanchfield responded that it is not for the Commission to comment on it but his comment will be in the minutes.

Commission Members Absent: Aydelotte

ADJOURNMENT

Meeting adjourned at 7:45PM

Motion: Adjourn, Moved by Jeff Kicska, Seconded by Robert Walker. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Diefenderfer, Kicska, Lammi, Walker, Wilkins
Commission Members Absent: Aydelotte