

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, DECEMBER 12, 2023 - 7:00 PM  
PALMER TOWNSHIP MUNICIPAL MEETING ROOM, LOWER LEVEL, 3 WELLER  
PLACE, PALMER PA 18045

The December meeting of the Palmer Township Planning Commissions was held on Tuesday, December 12, 2023 at 7:00 PM with the following in attendance Chairman, Chuck Diefenderfer, Vice Chairman, Jeff Kicska, Robin Ayedelotte, Tom Grube, and Richard Wilkins. Also in attendance were Solicitor Will Oetinger, Justin Coyle of Carrol Engineering, and Kent Baird, Director of Planning.

1. Approval of Minutes - November 14, 2023

The Planning Commission approved the meeting minutes from the November 14th, 2023 Planning Commission Meeting.

Motion: Approve, Moved by Tom Grube, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Kicska, Wilkins

Commission Members Absent: Ruch, Walker

OLD BUSINESS

2. 48 Kunkle Drive - Car Wash: Final Land Development

Project Name: 48 Kunkle Drive - Car Wash

Applicant: 48 Kunkle Dr Realty LLC

Property: 48 Kunkle Drive

Acreage: 1.06 acres

Parcel ID: L8 17 1P 0324

Proposed: Car Wash

Zoning: Planned Office / Business (PO/B)

DISCUSSION

Present for the applicant were Jason Aktas, Stonefield Engineering and Erion Lenas.

The subject property is located at 48 Kunkle Drive, at the intersection of same with Corporate Drive.

The existing property consists of 1.04 Acres and is a graded established building pad site with a parking lot and lighting. The Applicant proposes to construct a 5,940± SF building serving as a carwash facility.

The project is in the Planned Office / Business (PO/B) Zoning District.

Site features will include two (2) driveway connections to Kunkle Drive, a parking lot with four (4)

parking spaces and sixteen (16) vehicle cleaning stalls including two (2) ADA spaces, vehicle cleaning

stalls, one (1) Underground Infiltration Basin, Public Water, and Public Sewer.

The Applicant is seeking approval for a Final Land Development Plan.

Atkas gave a presentation of the plans for 48 Kunkle Dr.

Coyle asked if there was a blanket easement proposed for stormwater.

Atkas said it would be a blanket easement for all utilities.

Oetinger said that would be ok.

Coyle asked if Oetinger or the applicant prepared them?

Oetinger said he usually does, but he does not have to.

Wilkins asked how long the detailing station takes?

Lenas responded approximately 12-14 minutes for mini detail. They do not do full detail at this location.

There was discussion regarding the queuing.

Diefenderfer asked for more information regarding the space between the carwash and the detailing section.

Atkas said they widened part of the access to the detailing center to 20 feet wide so you can have 2 lanes there and added striping for the delineation.

Coyle added that they also added a trench as requested.

Diefenderfer asked about access for the garbage trucks since they are accessing against the flow of traffic.

Atkas said it is a front loader. It can back up out of traffic.

Coyle asked how many cars can stack coming out of the wash facility and going into the detail station.

Atkas said 3-4 cars with 2 lanes.

Baird expressed concerns over the cars coming out of the wash tunnel getting delayed going into detail tunnel.

Lenas explained that the cars in the detail tunnel are all at different stage so it is a constant flow.

In the wash process there are multiple safety devices throughout. If there was a vehicle that lingered and blocked the exit, the entire process would stop.

The detailing tunnel at one of the very busy sites is servicing about 10% of cars going through the wash.

Coyle addressed the review letter.

*Regarding 2. Provide easements in accordance with SALDO §165-59.G.*

*The proposed easements should be shown clearly on the plan sheet to be recorded (assuming this is plan sheet C-3). A blanket easement that encompasses all stormwater utilities should be provided.*

He said it appears a blanket easement will be provided and that takes care of that issue.

*Regarding- Any new commercial or industrial subdivision or land development shall be required to dedicate 5% of the buildable area of the tract for recreational purposes. The land to be dedicated shall not include wetlands, slopes over six percent, floodplain areas, or stormwater detention or management areas. Note, the Applicant may pay a recreation fee in lieu of land dedication in an amount as set from time to time by resolution of the Township Board of Supervisors. SALDO§165-74.A.*

Coyle said this looks like it would most likely be "Fee in lieu of "

Aktas said they had submitted the non-residential recreational bid. He said he believes they submitted the check to the Township with the final plan submission.

Baird confirmed.

*Regarding - 5. Clarification is requested for the process of the carwash greywater reclamation and/or discharge into the sanitary sewer system. Per note on the Utility Plan, manufacturer's specifications on reclamation system and operation should be provided. Profiles and Details of tanks and invert elevations should also be provided.*

Coyle said they are looking for more details on that.

Lenas provided more details. He explained the water in the wash tunnel is 100% captured with trench drains for any runoff. They are able to hold about 10, 000 gallons in the outside tanks. They will have 4 - 2000-gallon separation tanks.

Kicska asked about the small piece of land in the corner where ownership was questioned.

Aktas said it was removed from the plan because it didn't affect the setbacks.

Wilkins said that the applicant agreed to maintain the mowing of it.

Lenas explained the settlement tanks.

Coyle asked if the tanks had anything to separate oil and debris.

Lenas said the tanks have baffles in between them to prevent any debris going backward. The very last tank that follows the system prior to the sewer is an oil water separator tank.

Regarding: 3. Provide a downstream capacity analysis of the existing 4.5' X 20' storm sewer culvert, just downstream of the proposed 15" RCP connection

point, to confirm that it is adequate to convey the proposed flows from the development without backing up into the proposed storm sewer system. Coyle said they are still looking for the downstream capacity analysis as well as the ownership of the culvert.

Aktas said there is a drainage easement in place through the property. He said they will investigate the ownership and work with the adjoining lot owners for the connection.

Baird said there is a pre-existing drainage easement as part of the original development. He said he doesn't know if the final steps of the land development resolved the ownership of the box culvert.

Oetinger added that it's not the discharge of the stormwater generally, it's the point source nature of the discharge.

Coyle said yes.

There was further discussion of what may need to be done.

Coyle asked Aktas if he had any questions.

Aktas explained that his understanding was that they are meeting pre-development flow as to what is there currently. Since the downstream capacity isn't being affected, he felt whatever is there today should be adequate. He said they would work on providing the downstream capacity analysis though.

Wilkins added that historically Palmer Township has had a lot of water issues, so we really need things to be done thoroughly.

Diefenderfer asked if they were amenable to taking care of the issues mentioned by Coyle.

Aktas said yes.

Baird added that there would also be comments by the LVPC on the stormwater.

Aktas said they would comply with any comments by the LVPC, Palmer Township, or Eastern Area Joint Sewer Authority.

Motion to recommend final plan approval subject to compliance with the review letters from the Township Engineer dated 12/6/23, Landscape and Lighting Consultant dated 12/5/23, Geotechnical Consultant dated 11/10/23, Fire Commissioner dated 11/8/23, Police Chief dated 11/14/23, Public Services dated 12/6/23, Public Works Director dated 12/4/23, MS4 Coordinator dated 12/1/23, Shade Tree Commission dated 11/30/23, and LVPC 11/6/23, 3/24/23 and 12/7/23.

Motion: Approve w/ Conditions, Moved by Jeff Kicska, Seconded by Tom Grube. Passed. 5-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Kicska, Wilkins  
Commission Members Absent: Ruch, Walker

### NEW BUSINESS

3. 2210 Corriere Road - Recycling Collection Center: Sketch Plan

Project: 2210 Corriere Road – Recycling Center

Applicant: Joseph Rizzolino

Property: 2210 Corriere Road

Acreage: 10.02 acres

Parcel ID: K8-14-2-0324

Proposed: Recycling Collection Center

Zoning: Planned Industrial/Commercial (PIC)

### DISCUSSION

2210 Corriere Rd requested to be moved to a different date.

Commission Members Absent: Ruch, Walker

4. 3106 William Penn Highway - Bank: Preliminary Land Development  
Project Name: 3106 William Penn Highway - Bank  
Applicant: Stephen and Teresa Selvaggio

Property: 3106 William Penn Highway

Acreage: 1.77 acres

Parcel ID: M8NE2 11 2 0324

Proposed: Bank (Drive-Through)

Zoning: General Commercial (GC); High Density Residential (HDR)

Overlay: William Penn Highway Overlay (WPHO)

### DISCUSSION

Mr. Diefenderfer introduced the agenda item and asked the Applicants to introduce themselves.

Present for the applicant were Steve Goudsouzian, Attorney and Dan Witczak, Civil Engineer.

The subject property is located at 3106 William Penn Highway (State Route 2020). It consists of 1.77 Acres of undeveloped maintained lawn area. The property is located within the General Commercial (GC), High Density Residential (HDR), and William Penn Highway Overlay Zoning Districts.

An entirely different land development project received zoning and land development approvals from the Township Zoning Hearing Board (April 4, 2017), Planning Commission (October 12, 2021) and Board of Supervisors (October 26, 2021).

The Applicant is now seeking Preliminary Land Development Plan Approval of a one (1) story 2,621± SF building serving as a bank facility with a drive-thru. Site features will include modifications to the existing (eastern) two-way driveway connecting with William Penn Highway and to the existing site parking configurations, a parking lot with eighty-six (86) shared parking spaces including five (5) ADA parking stalls, an underground detention basin, landscaping, two (2) connections to Warwick Street (appears to be an unimproved alley), lighting, public water, and public sewer.

Mr. Goudsouzian said there was indeed a previous approval for the plan for this property but the applicant was offered a new business opportunity after the approval and recording of the plan. The applicant is concerned the most recent version of the township zoning allows a bank but not a bank with a drive-through. We are introducing it as a sketch plan for feedback.

Witczak said they have been working on this iteration of the property since around 2016. He said they had worked with previous Township Engineer as well as PennDot regarding driveways, access etc. This new configuration is smaller in size and smaller in stormwater.

There was some discussion on where the stormwater is draining.

Diefenderfer asked Oetinger whether it was best to submit as preliminary plan or sketch plan.

Oetinger said they are submitting a preliminary plan but looking for sketch plan feedback for the plan because of the zoning. They are not in a place to go before the Board of Supervisors for approval until the zoning goes through.

Goudsouzian said they were hoping for feedback from the Planning Commission that they feel a drive-thru would be beneficial there. They would like the support to ask the supervisors to consider a change in the zoning.

Oetinger asked if there was an extension on the project.

Goudsouzian said if there isn't one, they will agree to one.

Oetinger said the advertised zoning ordinance permits a bank but not a drive-thru. He mentioned that it may require zoning board approval.

Wischak had concerns that the draft zoning ordinance changed since the last discussion they had with the Township.

Baird added that a virtual meeting was had between Oetinger, Beavers, myself and the Applicant engineers about a concept only since they already had a recorded plan. No support or rejection of the concept was offered. No further discussions were had until the submission was received for review. We didn't give it any additional thought what so ever until then.

Wilkins asked if the Township was averse to a drive-thru bank.

Baird said there was really no attention until this preliminary plan arrived. The property itself may be complicated, due to zoning, traffic, etc.

Diefenderfer asked if they were moving the bank that was nearby.

Wischak said they were not. He described it as a high end, independent bank.

Goudsouzian said once the zoning is passed we could put a bank there without a drive thru. However, he wanted the Planning Commission's thoughts regarding a drive thru as well as the concept in general.

Diefenderfer asked if there was previously an agreement on where the ingress and egress would be and if it has changed on this new plan.

Wischak said it had not changed. Both are full access. He said the improved the traffic circulation to make it one way around the facility.

Diefenderfer and Wilkins commented that with the inbound of the one bank and the outbound traffic, it looks like there might be problems with the traffic trying to

enter and exit.

Wisczak said they can improve it more with signage and striping.

There was some discussion on the configuration. Wisczak mentioned this was the only way they could make it work.

Diefenderfer asked if the end -user was involved in the design.

Wisczak said the requirements came from the end-user.

Diefenderfer asked if there were any graphics of what the building would look like.

Wisczak said he was not at liberty to say right now because the client is not here. He said he could bring some renderings when they come back.

Diefenderfer mentioned there are some zoning restrictions within the HDR that limit the amount of space that can be used commercially.

Oetinger mentioned that they appealed the zoning board for for a variance.

It was discussed that it was 2000 sq of retail space. With the current zoning 1500 sq ft is permitted.

Grube asked if they were making changes for handicap near the salon.

Wisczak said there were some improvements made to the parking area.

There was some discussion on parking, and if there was enough for the apartments etc.

Kicska said he has no objection to a drive- thru.

Wilkins said he has concerns with the cars coming in and going out right next to each other as well as exiting across traffic patterns.

Diefenderfer asked if the drive-thru lanes could be moved to the opposite side and move the bank further to the east of the property.

There was some discussion but determined that it couldn't be moved easily. They said they would show the different configuration to zoning.

Baird said the Fire Commissioner raised concerns about location of the fire hydrants.

Wilkins added he was not against a bank there.

There was some discussion on sidewalks, configuration of the bank, and ingress and egress.

Diefenderfer asked about the volume of cars into and out of the bank.

Goudsouzian said it is a low volume boutique bank.

Oetinger explained that although the Commission may have given some positive feedback, the Zoning Board could still say no.

Motion: Tabled, Moved by Jeff Kicska, Seconded by Richard Wilkins. Passed. 5-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Kicska, Wilkins  
Commission Members Absent: Ruch, Walker

#### PLANNING DIRECTOR COMMENTS

Baird said unfortunately Bob Walker was not feeling well tonight and could not attend. However, we are planning to recognize Bob Walker, Bob Lammi, and Bob Blanchfield for their years of service at the Board of Supervisors meeting on January 16th, 2024.

Commission Members Absent: Ruch, Walker

#### PUBLIC COMMENT

There was no public comment.

Commission Members Absent: Ruch, Walker

#### ADJOURNMENT

The meeting was adjourned at 8:26 pm.

Motion: Adjourn, Moved by Tom Grube, Seconded by Richard Wilkins. Passed. 5-0. Commission Members voting Ayes: Aydelotte, Diefenderfer, Grube, Kicska, Wilkins

Commission Members Absent: Ruch, Walker