

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING - TUESDAY, MAY 12, 2020 - 7:00 PM
ZOOM MEETING 892 5190 5040

The May 2020 meeting of the Palmer Township Planning Commission was held on Tuesday May 12, 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, Engineer Ronald Gawlik of the Pidcock Company, Solicitors Charles Bruno and Steve Brown, Supervisor Jeff Young and consultant Carolyn Yagle of Environmental Planning and Design.

1. Minutes of March 2020 Public Meeting

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

NEW BUSINESS

2. Northwood Farms, Phase 3 - Final Subdivision Plan

Van Buren Road & Northwood Avenue - L8-6-1
MDR District
Request by CMC Development Corporation

DISCUSSION

Present for the applicant was Michael Tuskes.

The preliminary subdivision plan for this development was approved by the Board of Supervisors on June 27, 2017. The final Plan for Phase 3 proposed to create 28 lots for single family detached dwellings on an 11.2 acre portion of the tract, in addition to about 2,100 feet of new public roadway. A residual tract of 16+ acres will remain and will comprise Phase 4. Public water and sewer are proposed.

Blanchfield asked about the improvements at 248 and Van Buren Road, noting the concern that the improvements were expected to run concurrent and be completed with Phase 2 and now they were looking at Phase 3. Tuskes said they had the HOP, detour plans have been approved with PennDOT and they have relocated the utility poles, but they did not have a formal agreement with Kasper's. Tuskes said Kasper's had concerns about parking spots and deliveries and said they are working with their attorneys. They will be doing any kind of work that can be done without affecting Kasper's business. Wilkins asked with the work being delayed, since there are more houses and more people, what happens if there is an accident? Tuskes said with Phase 3 they will be connecting to Highland Drive, which gives them an additional outlet at Northgate Boulevard. Gawlick asked if Phase 3 construction would run concurrent with the intersection improvements. Tuskes said that is correct.

Blanchfield asked if the security was in place with PennDOT. Tuskes said yes.

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

The Planning Commission voted to recommend approval of the final plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated May 6, 2020 are satisfactorily addressed.
2. All waivers, deferrals and conditions of approval pertaining to the preliminary plan are incorporated by reference.
3. The amount of recreation contribution is approved by the Board of Supervisors. The required amount of fee in lieu of contribution for this phase would be \$42,000.00 (28 units x \$1,500.00 per unit).
4. The total number of Certificates of Occupancy for phases one, two and three combined will not exceed 79 units, until the intersection improvements are completed.
5. The developer continues to work to resolve the concerns of the owner of Kasper Pools property regarding their site access.

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

PLANNING DIRECTOR COMMENTS

3. Discussion of Zoning Ordinance

Yagle gave an overview of the proposed Zoning Map and Ordinance and went over some of the major changes. She would like the Planning Commission to take a look at it and let her know if there are questions. There will be a public meeting in the future when in-person meetings can resume.

Tim Fisher, 68 Moor Drive, asked if it is only one page summarizing the text? Yagle said there will be much more within the text but these are just summary pages. Fisher asked when the summary sheet would be available for the public. Kramer said a copy could be provided now, but it is only a draft.

Michael Leahy, 40 Edinburgh Drive, asked if there are definitions for the terms and the properties. Kramer said yes, they are in the ordinance, but not in the summary.

PUBLIC COMMENT

ADJOURNMENT

The meeting was adjourned at 8:45 pm.

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