

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - TUESDAY, AUGUST 14, 2018 - 7:00 PM

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

The August meeting of the Palmer Township Planning Commission was held on Tuesday August 14, 2018 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Vice-Chairman Robert Lammi, Robert Walker, Jeff Kicska and Michael Brett. Also in attendance were Planning Director Cynthia Carman Kramer, Ralph Russek of the Pidcock Company, Solicitors Charles Bruno and Steve Brown. Absent were Richard Wilkins and Karin Vangeli.

1. Minutes of July 2018 Public Meeting

Motion: Approve, Moved by Robert Walker, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker

Commission Members Absent: Vangeli, Wilkins

NEW BUSINESS

2. Carson Newlins Mill Road - Preliminary/Final Subdivision and Land Development Plan

DISCUSSION

Present on behalf of the applicant were Chris Hermance of Carson Lehigh LLC, Luke Teller of Langan Engineering, and Jim Chrin, Roger Mellin and Tom Beauduy of Charles Chrin Real Estate Trust.

Blanchfield asked about access and maintenance of the detention basin. Teller said they will access the basin through Lots 5, and 6 and have an easement with Carson. Chrin said they will own the basin and be responsible for the maintenance. They will transfer the building lot 1 to Carson, who will be the developer. Carson will post security and do the improvements. Blanchfield commented on the parking layout. Teller said that it meets the requirements. Blanchfield asked about screening from the residential use across the street. Teller said it will be provided on the next set of plans and they are open to suggestions for plants. Lammi said we should hear what you are going to do. Teller said Arborvitae meet the SALDO requirements, but we would work with Pidcock on this. Blanchfield said there is off-site curbing and road widening on Newlins Mill Road that the developer is under no obligation to do, but asked if they would work with Palmer Township to do this work. Hermance said they would work with the Township. Bruno said if Palmer Township agrees to accept their traffic contribution, the developer would get a credit for this work against their contribution. Blanchfield asked if there were any stormwater issues. Teller said per SALDO section 165-63.K.7(b) fencing is not required around the basin. Lammi asked what the slope of the basin is. Teller said 3:1 maximum. Russek said they will verify that fencing is not required. Blanchfield said the Traffic Impact Study concludes that a traffic signal is warranted at Van Buren

and Newlins Mill Road and asked if PennDOT agrees with this. Teller said they have not received PennDOT confirmation yet. Bruno said if PennDOT says yes, it will have to be done. Beauduy said neither road is a PennDOT Road and the traffic money should be used for the signal. Blanchfield asked about the driveway entrance. Teller said the suggestion is to straighten out the driveway and they would discuss it with Pidcock. Hermance said the driveway entrance would not change, just the angle. Blanchfield asked about the trail/bikeway. Chrin said they are working out the details. Bruno said it needs to be on the plans. Mellin said they don't know where they are connecting to but they are willing to work with Palmer Township on this. Bruno asked when it would be on the plan. Chrin said by the Board of Supervisors meeting. Blanchfield asked about the waiver for the swale, asphalt vs concrete. Teller said they currently have an asphalt swale they did on another project, with less of a slope, that is holding up very well. Russek they will take a look at it, if it is OK, then there is no issue. Blanchfield said they will need a sidewalk easement. Blanchfield asked about the LANTA letter which recommend a marked crosswalk to their bus stop across the street. Carman said there would need to be approved signage, Russek added that PennDOT has warrants that need to be met for crosswalks.

The Commission recommended approval of the preliminary/final plan by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated August 10, 2018 are satisfactorily addressed.
2. Township Departmental comments dated August 10, 2018 are satisfactorily addressed.
3. Comments of the Township Geotechnical Engineer's letter of August 5, 2018 letter are satisfactorily addressed.
4. Requested waivers are approved by the Board of Supervisors.
5. All conditions of approval pertaining to the conditional use are incorporated by reference.
6. 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 would be 34.02 acres x \$3,000/acre = \$102,060 for Lot 1. The amount would be reduced based on the cost of the bike path.
7. The location of the proposed bike path through the property is shown on the plans.
8. The extent of proposed off-site traffic improvements is approved by the Board of Supervisors and any credit toward the voluntary traffic contribution is determined as necessary.
9. Comments of the LANTA letter dated August 14, 2018 are considered.

Requested Waivers:

- §165-63.K(2)(c) – requiring emergency spillways be constructed of reinforced concrete, mortared in place riprap, or concrete rubble
- §165-63.K(2)(d) - requiring the emergency spillway in a basin to be a minimum of two feet below the adjacent berm elevation
- §165-63.K(3) – requiring the interior slope of the detention basin be a maximum of 4 to 1
- §165-63.K(5) – requiring a minimum basin bottom slope of 2 percent
- §165-63.N(3) – requiring the tops of pipes to be at the same elevation

when changing pipe sizes

- §165-63.N(3) - requiring drainage pipes to have minimum slopes of 0.5 percent, and drainage swales and gutters to have minimum slopes of 2 percent
- §165-32.A and §165-36.A(2) – to allow for concurrent submittal of Preliminary and Final Plans
- §165-73.A(7)- to allow street trees to be planted outside the street right-of-way
- §165-69.C(1) - to allow portions of the sidewalk to be constructed outside the street right-of-way.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker

Commission Members Absent: Vangeli, Wilkins

3. Pennsylvania Venture Capital & Exchange 3 LLC - Conditional Use Application - Building Height in LI District

DISCUSSION

Present on behalf of the applicant were David Harte and Christopher Stress of Pennsylvania Venture Capital Inc.

Harte gave a brief overview of the project. The site was previously approved for a medical office building. The new use as a personal care home was approved by the Zoning Hearing Board in May 2018. The building will be constructed based on the layout of the land development plan approved in 2008. It will be less traffic and parking than the previous plan. The only reason for the conditional use application was to get approval for the height to go to 4 stories.

Blanchfield asked if they had their NPDES permit. Harte said he will ensure that the renewed permit is in place. Lammi asked about stormwater management, saying that some regulations have changed since the 2008 approvals. Harte said they would take a look at that in the land development plan. Bruno said they may not need a full blown land development plan but just a site plan for the Board of Supervisors to render a decision. Harte said they are open to a site plan review and they will build the the site the way it was approved, coming back to the township for minor tweaks. Blanchfield said there were concerns about fire safety. Harte said the building would have fire sprinklers and they were adding extra fire hydrants.

The Commission voted to recommend approval of the conditional use application by the Board of Supervisors, subject to the following conditions:

1. Comments of the Township Engineer's letter dated August 10, 2018 are satisfactorily addressed.
2. Township Departmental comments dated August 10, 2018 are satisfactorily addressed.
3. A site plan submission be made to the Planning Commission and Board of

Supervisors for review.

4. Stormwater management for the site meets current requirements that have been put in place since the original plan approval.
5. The building conforms with the architectural renderings presented.

Motion: Approve w/ Conditions, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker

Commission Members Absent: Vangeli, Wilkins

4. GPAC Holdings, LLC - Conditional Use Application – Self-Storage Facility in PI/C District

DISCUSSION

Present on behalf of the applicant were Paul Sandhu of GPAC Holdings LLC, Attorney Jon Swartz, and Bernie Telatovich of Benchmark Engineering.

Swartz gave an overview of the project. The site is located on a cul-de-sac with 3 lots being combined into one. There will be 7 buildings, one of which will include a caretaker's residence, which is an apartment for 1 person, which can also be used as an office. The site does not back up to any residential areas. Blanchfield asked if there would be gates and if it would be secured. Telatovich said yes. Blanchfield asked about the location of the card readers. Telatovich said they would be located with the gates and some adjustments may have to be made to the location, with the biggest concern being to get the cars off the road. Kramer asked what was the largest size truck that could be coming in. Sandhu said a large box truck, there would be no tractor-trailers. Kramer asked if he owned other self storage businesses. Sandhu said no, this would be his first. Bruno asked if they had any objections to the conditional use application running concurrent with the land development plan. Swartz said they weren't opposed to it but they have a time deadline under their agreement of sale to get the use approval and they needed more time than that to get the land development plan together.

The Commission recommended approval of the conditional use application by the Board of Supervisors, subject to the following comments:

1. Comments of the Township Engineer's letter dated August 7, 2018 are satisfactorily addressed.
2. Township Departmental comments dated August 10, 2018 are satisfactorily addressed.
3. Land development plans are submitted for review and approved by the Board of Supervisors.

Motion: Approve, Moved by Robert Walker, Seconded by Jeff Kicska. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker

Commission Members Absent: Vangeli, Wilkins

PLANNING DIRECTOR COMMENTS

Kramer reminded the members who are part of the Zoning Ordinance committee that they had homework to do from the last meeting and that the consultant would be here August 30 at 3:30 pm for anyone who missed the last meeting and wanted a short re-cap.

Commission Members Absent: Vangeli, Wilkins

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 8:45 pm.

Motion: Adjourn, Moved by Robert Lammi, Seconded by Robert Walker. Passed. 5-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Walker
Commission Members Absent: Vangeli, Wilkins