

**PALMER TOWNSHIP PLANNING COMMISSION**  
PUBLIC MEETING - TUESDAY, JULY 14, 2020 - 7:00 PM  
CHARLES CHRIN COMMUNITY CENTER - 4100 GREEN POND ROAD, PALMER PA  
ZOOM MEETING [HTTPS://US02WEB.ZOOM.US/J/88547175215](https://us02web.zoom.us/j/88547175215)

The July 2020 meeting of the Palmer Township Planning Commission was held on Tuesday, July 14, 2020 at 7:00 pm at the Charles Chrin Community Center and via Zoom with the following in attendance: Chairman Robert Blanchfield, Jeff Kicska, Robert Lammi, and Richard Wilkins. Also in attendance were Planning Director Cynthia Carman Kramer, Solicitor Steve Brown. Attending via Zoom were Vice-Chair Karin Vangeli, Michael Brett, Bob Walker, Kathy Sciascia and Ron Gawlik of the Pidcock Company.

1. Minutes of June 2020 Public Meeting

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

NEW BUSINESS

2. Parkview Estates Phase 8 - Final Subdivision Plan

Saddle Lane - L8-6-17  
MDR District  
Request by Kay Parkview, LLC

DISCUSSION

Present for the applicant were Andrew Woods of Hanover Engineering and Attorney James Preston

The preliminary subdivision plan for this development was first approved by the Board of Supervisors in October 1991. On February 25, 2020, the Board of Supervisors granted a waiver of Section 165-35.B of the SALDO, which required a final plan submission within five years from the date of approval of the preliminary plan.

The Final Plan for Phase 8 proposes to create 31 lots for single family detached dwellings and one open space lot, in addition to about 2,100 feet of new public roadway, on a 32.3-acre tract. The property is within the MDR zoning district. Public water and sewer are proposed.

Woods gave an overview of the location and the project, stating that most of the infrastructure is in place. The storm sewer was approved in 2007 in accordance with Act 167. They do not propose to change any of the existing stormwater management, with the exception of diverting storm water from Phase 7 and some of Phase 8 to a detention basin. Blanchfield asked how the water would get across Tatamy Road. Woods said there are 2 existing pipes, the post-development rate would be less than the pre-development rate and there would

be no impact to the public. Blanchfield asked if there is a potential for erosion with the level spreader and how would it be maintained. Wood said they have over-designed the system, it will last a very long time and it will be a grassy area. Blanchfield asked if PennDOT had any comments regarding sheet flooding over Tatamy Road. Woods said they have not talked to PennDOT since they are putting less water in the pipe at Tatamy Road. With a 25-year storm the water would go into the basin, flooding should be no worse than it is today.

Wilkins asked if the riparian buffer would only take the storm water from the development. Woods said yes. Lammi asked if the owner of Lot 8-19 would be responsible for the stormwater systems on that lot. Woods said yes. Lammi expressed his concern about who would be responsible if the lot owner could not pay for repairs or maintenance. Blanchfield asked about an HOA. Woods said the problem is that the pond will take water from other phases of the development. Wilkins asked if there were easements to get back there to do work. Woods said they have easement agreements and access rights to do work in that area. Lammi asked if the comments of the LVPC letter have been discussed. Woods said they have submitted calculations to the Township Engineer which show no increase in rate and the easements will be satisfactory. Blanchfield asked how many lots will now go to the detention basin. Woods said 8 lots will go to the detention basin, the rest will go to the south.

Blanchfield asked Woods about the bike path. Woods said the bike path is not related to this phase. Brett asked what is the benefit to the Township in assuming the maintenance of the land that is unusable for recreation. Kramer said it contains part of the Township bike path system and it is already being maintained by the Township.

Gawlik summarized the waivers and deferrals. Blanchfield asked if they had a problem with the 1% slope on Saddle Lane. Woods said there are existing inlets that would have to be removed or raised. Gawlik said they will look at it and talk to Public Works. Woods said they did not see a need for the landscape screening around the basin because with the elevation and location, no one will see it.

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

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

3. Carson NW Quadrant Lot 4 East - Preliminary/Final Land Development Plan  
1601 Van Buren Road - J8-23-1E  
TI-2 District  
Request by Carson NW Quad LLC

### DISCUSSION

Present for the applicant were Keith Ottes of Langan Engineering and Chris

Hermance of Carson Companies.

The plan proposes the development of a 35.05 acre lot with a 403,896 square foot distribution/warehouse building including 5,000 square feet of office space, with 261 parking spaces and 136 trailer parking spaces.

Ottes gave an overview of the location and the building. Blanchfield asked about the location of the office. Ottes said there would be 2 offices on the south end corners of the building, for a total of 5,000 square feet. Blanchfield asked if there would be parking facing out towards Main Street. Ottes said there is no parking facing towards Main Street, there would be a detention basin and buffering along Main Street. Blanchfield asked about the 100-year storm peak rate. Ottes said they can adjust or modify the basin and will work with Pidcock and provide additional analysis to show it meets the criteria.

Blanchfield asked about the trip generation comparison between the previous manufacturing facility and the warehouse. Ottes said they will provide the analysis to show there is less traffic with a warehouse then with a manufacturing facility. Wilkins asked if anything changed with the truck turnaround. Ottes said nothing has changed with the cul-de-sac. Wilkins said he is often seeing trucks parked on Main Street. Hermance said they have designed a driveway along the south side to accommodate trucks and there is also all of Carson Court for parking. Gawlik said they are making a recommendation that the developer consider the additional connectivity between the sidewalks along the building and parking area along Carson Court. Hermance said they will take a look at that. Lammi voiced his concern regarding curbing along the sidewalk on Main Street.

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

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

4. Villages at Wolf's Run Phase 1 - Final Subdivision Plan

Van Buren Road - K8-14-4 & K8-15-2  
MDR & HDR-2 District  
Request by Wolf's Run Land, LLC

DISCUSSION

Present for the applicant were Michael Tuskes and Phil Malitsch of Hanover Engineering.

The preliminary subdivision plan for this development was first approved by the Board of Supervisors in November 2008. On June 18, 2019, the Board of Supervisors granted a further extension until July 31, 2020 to the requirement to submit a final plan within five years from the date of approval of the preliminary plan, as required in Section 165-35.B of the SALDO.

The Final Plan for Phase 1 proposes to create 106 units of townhouse dwellings and about 3,100 feet of new public roadway on a 41.61-acre portion of the tract. The property is within the MDR and HDR-2 zoning districts. Public water and sewer are proposed.

Blanchfield asked about the history of Lot 200. Malitsch said that lot was previously approved for an age-restricted community. That approval has lapsed and there are no plans for this lot. Blanchfield asked if there should be a revised preliminary plan and then a revised final plan. Malitsch said they submitted this as a revised preliminary/final plan for phase 1. Malitsch said there are still 254 townhouses, in the revised plan there are 106 townhouse in phase 1 vs 108 in the original plan. They did not change the road network.

The sanitary sewer in Phase 1 will now connect into the sewer to the east and the cul-de-sac will connect to the sewer interceptor along the Schoeneck Creek. In the previous plans there were no stormwater basins, they are now proposing detention basins and spray irrigation. Gawlik said the construction of the stormwater management facilities should be part of Phase 1. Blanchfield asked who would have ownership of the basins. Malitsch said the homeowners association will own and maintain them. Blanchfield asked if there is an agreement with the homeowner that owns the lot in the middle of the development. Tuskes said he didn't know, but that is something they are working on.

Malitsch said there would be a construction road from Van Buren Road to build the East Village, they do not want any construction vehicles moving through Wolf's Run. Blanchfield asked about Van Buren Road and the bridge replacement that was supposed to be secured. Malitsch said that will be secured now and built at a later date. Blanchfield asked if there would be changes regarding the bike path. Malitsch said they will work with staff on that.

Blanchfield asked about the flood plain. Malitsch said previous approvals allowed for a special exception of one cul-de-sac in the flood plain and also the construction access would be in the flood plain. Blanchfield asked about any agreements with the Meilingers. Malitsch said they have to make sure all the old agreements are still valid.

Blanchfield asked if there was an traffic study done with the original approval. Gawlik said Palmer Township did a Northern Tier traffic study in which they discussed the developer doing the improvements to Van Buren Road, the culvert and bridge in lieu of the traffic contributions. Blanchfield asked about potential parking problems. Malitsch said they have to look at the guest parking calculations. Gawlik commented that a separate easement plan should be submitted. Also there was discussion that a revised preliminary plan and a revised final plan should be submitted concurrently.

Eric Littman, 121 Scotty Drive, asked how many homes are in Phase 1. Malitsch said 106. Littman asked if there was a traffic study for traffic through the Wolfs Run development. Malitsch said they will look into it. Kramer said a traffic study is required by ordinance for residential developments of 80 or more

dwelling units. If there was not one done before, there should be one done now. Vangeli agreed. Littman asked if emergency vehicles would be able to get back there. Malitsch said they will work with the Township to verify that they have adequate emergency access. Littman asked if the tree line between Scotty Drive and Stephanie Drive would be maintained. Malitsch said it will be maintained as much as possible. Littman asked if the construction road could be used as an additional exit. Malitsch said that road is completely in the flood plain. Kramer asked if it would be possible to keep that road as an emergency access after the construction is done. Malitsch said it is not a practical thing to do due to all the requirements to build the road in a flood plain.

Ian Cannon, 109 James Place, asked what the timing of construction is for Phase 1. Malitsch said at the earliest construction would start in spring of 2021. Cannon asked if a study needs to be done on the amount of children that would go to the local schools. Kramer said we are required to notify the school district of any residential developments that are approved. Cannon asked if there was any consideration given to the lowering of property values of the existing single family homes right next to the townhouses. Kramer replied that is speculation.

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

Motion: Tabled, 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

Kramer had no comments. Lammi asked what is the status of Palmer Point. Kramer said she was contacted by a real estate agent representing someone who is interested in buying the property. There has been some continuing work on the getting the HOP from PennDOT for the traffic work.

#### PUBLIC COMMENT

None.

#### ADJOURNMENT

The meeting was adjourned at 8:55 pm.

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