

PALMER TOWNSHIP PLANNING COMMISSION

PUBLIC MEETING - MONDAY, FEBRUARY 25, 2019 - 7:00 PM

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

The February 2019 meeting of the Palmer Township Planning Commission was held on Monday, February 25, 2019 at 7:00 pm with the following in attendance: Chairman Robert Blanchfield, Robert Lammi, Richard Wilkins, Karin Vangeli, Michael Brett and Jeff Kicska. Also in attendance were Planning Director Cynthia Carman Kramer, Palmer Township Supervisor Jeff Young, Brian Dillman of the Pidcock Company, Solicitors Charles Bruno and Steve Brown. Absent: Robert Walker.

1. Minutes of January 2019 Public Meeting

Motion: Approve, Moved by Karin Vangeli, Seconded by Jeff Kicska. Passed. 4-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Vangeli

Commission Members voting Abstain: Lammi, Wilkins
Commission Members Absent: Walker

NEW BUSINESS

2. Zoning Map Amendment - MSC to TI-2 - 1601 Van Buren Road

1601 Van Buren Road - J8-23-1E

MSC District to TI-2 District

Request by Charles Chrin Real Estate Trust

DISCUSSION

Present on behalf of the applicant were attorney Steven Goudsouzian, Chris Hermance of the Carson Company, AnnMarie Vigilante of Langan Engineering, James Chrin and Thomas Beauduy of the Chrin Company.

Blanchfield provided the summary of the project. Charles Chrin Real Estate Trust has submitted a petition seeking to change the zoning district on portions of the subject property from Main Street Commercial (MSC) to Transportation Industrial 2 (TI-2) in order to reflect that the entire property be within the TI-2 District, whereas it is currently split between MSC and TI-2. The property is located in the Chrin Commerce Centre Northwest Quadrant subdivision at Van Buren Road and Main Street. The subject property is being proposed for future development of a manufacturing facility, for which a preliminary/final land development plan will be submitted for review. The developer intends to proceed under the provisions of the TI-2 district.

Goudsouzian gave a description of the lot. He said the user needs to have it rezoned and Palmer Township had previously stated that the developer would need to submit a zoning map amendment request to align the zoning district boundaries with the proposed lot lines so everything would match up.

Lammi asked if PA American Water can supply enough water and if Nazareth

Borough Municipal Authority has enough capacity to handle the waste water. Chrin said yes, they had preliminary approval from Nazareth and PA Water said yes. Chrin said they are working on a 5 year plan and coordinating efforts to supply water for a long term solution. Dillman asked what residual capacity do they have and what does that mean for the rest of the development. Chrin said they are able to deliver to our future plans, but could not provide specific information. Beauduy said their discussions went beyond this facility, they need to bring on more capacity, possibly another tank or well, and they are working on additional sources.

Lammi asked if Roadway Y would be a protected intersection at Main Street, and if PennDOT was OK with this. Vigilante said yes, PennDOT had actually mandated a signal at this location as part of the overall planning for the interchange. They didn't want to mix traffic from the other developments. Lammi asked if it fit in with past traffic studies. Vigilante said preliminarily yes but they would still need to get PennDOT and Palmer Township approval and it is being looked at very carefully.

Blanchfield asked where they stand with Lehigh Valley Planning Commission. Lammi said they are on the agenda for Thursday February 28, 2019. Bruno said we would need their letter by March 4, 2019. Blanchfield asked when they would be coming back to the Planning Commission with their land development plan. Hermance said their client wanted to get the zoning amendment done first, so it would be about 90 to 120 days. Brett asked if the zoning amendment would be specific to this proposed user. Bruno said the decision would run with the property, regardless of who the user is.

Charles Young, 33 Glasgow Way, asked what type of manufacturing it would be. Hermance said it would be a dairy plant, primarily milk but also water and juice.

The Planning Commission recommended approval of the rezoning request by the Board of Supervisors, and that they take into consideration the type of use that could go there.

Motion: Approve, Moved by Robert Lammi, Seconded by Jeff Kicska. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Wilkins
Commission Members Absent: Walker

PLANNING DIRECTOR COMMENTS

3. Update on Zoning Ordinance Re-write

Kramer said the zoning ordinance re-write committee will have a preliminary draft over the next month for review. In 2 to 3 months there should be something coming back for the Planning Commission review. Lammi asked if the draft can be sent to the Commission now for their review. Kramer said the Zoning committee should have the chance to provide comments on it first. As part of the Planning Commission process, they will be required to host a public meeting before it goes to the Board of Supervisors.

PUBLIC COMMENT

David Blackstone, 24 Moor Drive, asked how a trail along the Schoeneck Creek, and the development on Van Buren Road would all mesh together. He doubted the residents would have interest in the path along Van Buren Road. Bruno said there are 2 potential path routes, one along the creek and the other along Van Buren Road. Lammi said the path might come down Van Buren Road and then cut back to the creek.

Tim Fisher, 68 Moor Drive, asked if the 1492 Van Buren Road would be on the next meeting and if FEMA has to approve the plan. Dillman said it is up to the applicant, they are addressing the conditions and getting approvals from outside agencies.

Charles Young, 33 Glasgow Way, asked if the Comprehensive Plan shows the path on Van Buren Road and the Recreation Plan show it being along the creek, which takes precedence. Supervisor Young said both plans should be the same.

ADJOURNMENT

The meeting was adjourned at 7:50 pm.

Motion: Adjourn, Moved by Robert Lammi, Seconded by Karin Vangeli. Passed. 6-0. Commission Members voting Ayes: Blanchfield, Brett, Kicska, Lammi, Vangeli, Wilkins

Commission Members Absent: Walker