

**Minutes of the Regular Meeting of the  
PALMYRA BOROUGH PLANNING COMMISSION**

Wednesday January 3, 2018

Jim Hartman called the meeting to order at 7:00 p.m. in the Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

**Attendance:** Jim Hartman, Carissa Mellinger, Steve Ricker, Joe Templin were present. Borough Manager Roger Powl, and Max Shradley, PE of Rettew were also present.

**Public Comment:** None

**Approval of Minutes:**

A **Motion** was made by Steve Ricker, seconded by Carissa Mellinger, to approve the Decemebr 6, 2017 meeting minutes as written. **Motion Carried.**

**Action & Discussion Items:**

1. Mavis Discount Tire (Goddard Development Partners, LLC) Final Land Development Plan – 940 East Main Street: Ryan Whitmore, PE of Landcore Engineering Consultants, PC, and Adrienne Goddard were present. Mr. Whitmore explained that the proposed land development on the 2.6-acre Member's 1<sup>st</sup> Lot #3 will consist of a 6,600 sq' Mavis Discount Tire Store and a 2,600 sq' retail endcap space, for a yet to be determined tenant, which are both permitted uses within the Highway Commercial (HC) Zoning District. Mr. Whitmore explained that, in addition to tire sales, Mavis Discount Tire also performs State inspections, brake work, etc. mostly on an as you wait appointment basis. Therefore, if a vehicle ever needs to stay onsite after hours, the vehicle will be parked inside one of the seven service bays so, there will never be any outside storage of any kind. Mr. Whitmore explained that the only vehicular access to the site will be via a driveway connection to Member's 1<sup>st</sup> Way, which will be opposite of the current entrance into the Member's 1<sup>st</sup> Federal Credit Union location. The site has been designed so that vehicles can circulate around the proposed new buildings. Mr. Whitmore explained that stormwater will be managed by two new slow release, rain garden type, detention basins. One will be in front of the building on the north side of the lot and discharge to Main Street, and one will be built to the rear of the new building on the south side of the lot along Cherry Street and will discharge into the existing detention basin, which ultimately discharges into the Borough's new stormwater basin and injection well system located on the south side of Cherry Street. Mr. Whitmore outlined the following waiver requests the developer will be seeking. The first waiver will be for the plan to be reviewed and approved as a preliminary/final plan so that two separate plans will not be required. The second waiver will be for not requiring a traffic study to be conducted and submitted since this plan is already part of the previously approved Member's 1<sup>st</sup> three-lot subdivision plan that had a traffic study prepared with assumptions that Lot #3 would be utilized as a restaurant, which would have a much higher traffic count than the proposed uses. The third waiver is requesting a reduction of the required interior landscaping for 5% of total area of parking lot to 4.7%. The fourth waiver is seeking elimination of the required 10-foot wide landscape strip along existing right-of-way's and access drives to provide more and better landscape buffering for neighboring properties, and to allow the matching of current commercial landscape conditions along the 422 corridor. The fifth waiver is seeking the elimination of the requirement to surround all off-street parking lots with a landscape strip, which follows the previously stated justifications and good planning practices. The sixth waiver is seeking the elimination of the requirement to surround all loading zones with a landscape strip, since the loading zone configuration on this plan will be part of the parking lot, it will be impossible to comply with that requirement. Mr. Whitmore explained that they have received and reviewed the review letters from the Borough Engineer, Solicitor, and Zoning Officer. He addressed a concern listed in the Solicitor's review letter by explaining that they have no intention of disturbing the existing stormwater facilities that were installed previously along the Route 422 right-of-way as part of the Member's 1<sup>st</sup> construction. Mr. Whitmore explained that they are targeting a Spring 2018 construction start. Mr. Hartman asked if the detention basins will be lined, asked for confirmation that amended soils would be placed in the detention basins for water quality, and if any infiltration is being proposed, and Mr. Whitmore confirmed that the basins will be lined, amended soils will be used, and zero infiltration is being proposed. Mr. Hartman asked Mr. Shradley if he has been given the previous traffic study to review to confirm the traffic impact, and Mr. Shradley explained that he is looking for something from the developer that says Lot#3 was designed to accommodate "X" number of new peak hour vehicle trips per day, and

the proposed use will generate “Y” number of peak hour vehicle trips per day, which is less than or equal to the “X” number peak hour vehicle trips per day that was previously determined. Mr. Shradley does not feel a whole new traffic study is necessary in this case. Mr. Hartman asked Mr. Shradley if Rettew has had the time to make a recommendation on the waivers requested, and Mr. Shradley explained that he supports the waiver for submitting one preliminary/final plan, he explained that the traffic study issue was already discussed, and he feels the landscape waivers really comes down to aesthetics so, he would defer to the opinion of the Planning Commission on the three landscaping waivers requested. Mr. Ricker asked how close the Palmyra Animal Clinic building is to the lot line, and Mr. Whitmore explained that it is almost a zero-lot line setback but, that is a non-conforming setback on the Animal Clinic’s lot and not something that the developer needs to address with this plan, however, the developer will be providing some additional landscape buffering between the Animal Clinic building and the new buildings due to that situation. Mr. Hartman asked Mr. Shradley if Rettew’s review revealed any issues that may not be able to be overcome, and Mr. Shradley responded that they didn’t see anything in their review that would rise to that level but, Rettew does have some additional comments to add to their review letter. Mr. Hartman questioned comment #4 in the Zoning Officer’s letter and Mr. Whitmore explained that he worked with Ms. Bowman to resolve that issue, and he will provide an e-mail as confirmation that the zoning issues have been resolved. Mr. Ricker asked how long construction will take from start to finish and Mr. Whitmore explained that it should be approximately a 14-week process. Mr. Ricker asked if they will be looking for a retail tenant that compliments the tire store, and Mr. Goddard explained that they will entertain any type of general retail tenant, and it is typically not related to the tire store, like a wireless communications store for example. Mr. Templin asked how used tires are disposed of, and Mr. Goddard explained that the used tires are stored inside and then hauled off-site as necessary on a weekly or bi-weekly basis. Mr. Whitmore added that there is no outside storage proposed and there will be no underground storage tanks of any kind.

A **Motion** was made by Carissa Mellinger, seconded by Steve Ricker, to table action on the plan to enable time for review comments to be addressed by the next meeting date. **Motion carried.**

2. Re-Organization of the Planning Commission:

Mr. Ricker asked Mr. Powl who the current officers of the Planning Commission are, and he responded that Jim Hartman is the Chairman, Gretchen Van Scyoc served as Vice-Chair, and Steve Ricker is the Secretary.

Chairman: Steve Ricker nominated Jim Hartman to continue serving as Chairman. Joe Templin seconded the nomination, and Mr. Hartman agreed to continue serving as Chairman.

Vice-Chairman: Steve Ricker nominated Joe Templin to serve as Vice-Chairman. Jim Hartman seconded the motion, and Mr. Templin agreed to serve as Vice-Chairman.

Secretary: Steve Ricker nominated Carissa Mellinger to serve as Secretary. Jim Hartman seconded the nomination, and Ms. Mellinger agreed to serve as Secretary, if Mr. Powl continues to prepare the meeting minutes, and Mr. Powl agreed.

**Communications:** None

**Other Business:** None

**Adjournment:**

A **Motion** was made by Steve Ricker seconded by Joe Templin, to adjourn the meeting at 7:37 p.m. **Motion carried.**

Respectfully Submitted,

Roger E. Powl  
Borough Manager