

# Warrington Township Planning Commission

## Minutes for February 3, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm on February 3, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Chairman
Madeline Strum	Vice-Chair
Douglas E. Skinner	Secretary
Joseph Balent	Absent
Michael Murphy	Member
Frank Gonser	Absent
Roy Rieder	Carroll Engineering
Rick Lesniak	Director of Codes, Inspections & Emergency Services

### 1. & 2. Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Mr. Gonser's resignation was effective as of this meeting.

### 3. Public Comment

None

### 4. New Business

4.1 None

### 5. Old Business:

Cardamone Tract Preliminary/Final 2 Lot Subdivision Plan  
Stump and Pickertown Roads, TMP: 50-004-071-001, Zoned RA

Mr. Showalter, the engineer, and Mr. Cardamone, the applicant, were representing this application this evening. Mr. Showalter presented a power point show of pictures of the area showing the current vegetation and road situation. The applicant does not wish to do any roadway improvements because he does not want to remove all the vegetation along the roadway. If he is required to widen and install curbs and sidewalks, all the street trees and natural growth will need to be removed. They are willing to clear a significant portion of the site triangle, but probably not the entire 130 feet required by ordinance.

There was discussion regarding the requirement of the road widening, curbing, sidewalks, and grading. Mr. Cardamone was willing to do what was necessary along Pickertown Rd, but to meet the ordinance along Stump Road all of the mature healthy trees would need to be removed.

Carroll Engineering letter 1/31/11  
Zoning had no items of non compliance

**SALDO**

1. Waivers requested

- a. 304.2 - Road Widening is required per ordinance for all collector roads. The applicant is requesting a waiver of this item; however, there is an exception for developments of 4 homes or less. Sidewalks may be required per the Board of Supervisors and the Planning Commission. There was discussion regarding allowing for 202 Parkway trail access and the fact that other developments along Stump Rd have and are required to widen the cartway and install curbs. Per the ordinance and the opinion of the Planning Commission, curbs and road widening are not required for this 2 lot subdivision.
  - b. The grading of the ultimate right of way is partially contingent on the requirement from the Board of Supervisors regarding the widening. The only issue is with the grading on Stump Rd, since Pickertown Rd is already graded close to the road level.
  - c. The line of site at the corner of Stump and Pickertown Rds. is what is in question. The applicant agrees to clear a majority of the site triangle, but it has not been analyzed and it may not be to the measurements required. This is a waiver being requested, but the Planning Commission agrees with Carroll Engineering in not approving this waiver due to safety issues. The PADOT requirements need to be researched and the requirements met. The applicant has stated they will comply.
  - d. No curbs were shown on the plan. This is a waiver being requested and if no widening or grading is being required, these could be waived.
  - e. There is no waiver needed for the stormwater management since it is not required for plans not adding more than 10,000 square feet of impervious area. This plan is only adding 7,000 square feet. Best management practices are proposed and any improvements will be when the new lot is developed.
2. Street trees waiver is not necessary if the other waivers are granted. They will provide the necessary trees along Pickertown Road, but the trees along Stump Road meet the requirement

All other items in the letter were just notes or will comply.

In a motion by Ms. Strum and seconded by Mr. Murphy, the Warrington Township Planning Commission recommends to the Board of Supervisors preliminary and final plan approval for the Cardamone 2 lot subdivision plan, submitted 1/11/11 and revised 1/18/11, with the following conditions:

1. They will comply with the Carrolle Engineering letter of 1/31/11.
2. The Bucks County Planning Commission Letter of 1/11/11.
3. The following waivers have been requested:
  - a. Road widening – this was recommended
  - b. Sidewalks and curbing – this was recommended this was because there are less than 4 lots in this subdivision plan.
  - c. Grading – recommended for a partial waiver along Stump Rd
  - d. Street trees – recommended for partial waiver along Stump Rd as it is already wooded.
  - e. Site triangle clearance – This was requested, but **not recommended**.

The vote passed 4-0

Mr. Skinner	- Yes	Mr. Strum	- Yes
Ms. Yannich	- Yes	Mr. Murphy	- Yes

## **5.2 Discussion of the proposed height amendment to the PI zoning district**

The zoning ordinance subcommittee, made up of Ms. Strum, Ms. Yannich, and Mr. Skinner, had reviewed the ordinance as it had been sent back from the Board of Supervisors. There are 48 parcels in the township that are in the PI1&2 districts, although some of them may currently be used as residential.

### **Robert Showalter, Showalter & Associates**

Mr. Showalter inquired if there were any additional setbacks are required. There are no additional setbacks and 10 feet additional height for mechanical purposes.

### **Chris McDemas, 1007 Linden Way**

Mr. McDemas asked for a clarification of the charge by the Board of Supervisors and the request for the conditional use approvals. Ms Yannich stated that the Planning Commission subcommittee reviewed the ordinance proposed revisions and the zoning ordinances, the conditional height uses was not charged.

There was extended discussion regarding the revisions of the Planning Commission subcommittee and the recommendations from Carroll Engineering. It was commented that the new section G under part 1 should have a clarification of the ten (10) additional feet to make it unoccupied space for the architectural roof lines or roof structures to cover mechanical equipment. There was also discussion regarding part 23, section 2306. It was debated if this section should apply to the PI district.

### **Mr. Mike Kelly, 135 Muirfield Ln**

Mr. Kelly stated that he did not feel these setbacks were far enough and the height was too high. He also asked for some clarification regarding where the height is measured from and if “burying” the building would make a difference. The height is measured from the base of the building, if the building is lower than the surround area; the height is still measured from the base.

Mr. Kelly also asked if the Planning Commission had received his email regarding the ordinance revisions.

- The average height limit of the industrial districts in the area is 42 ft. Why are we so much higher?
- What development are we hoping for our industrial zones? Why is this different from our comprehensive plan?

The comprehensive plan is to encourage economic stability and draw businesses to do that. There were two drawings of the Eureka area with two different zoning.

- How was this not revised earlier?

The lack of heights in the industrial district was noticed in 2006 along with other needed revisions. At that time the Board of Supervisors charged the Planning Commission to make the needed recommendations for the ordinances.

Joe Kirby, Muirfield Ln

Why was 25 acres chosen? This was similar to other zoning and can be changed if it is found to be needed to be different.

The Planning Commission asked if Mr. Lesniak could gather the information on the size and location of the parcels in the PI Districts.

The conditional use was in the Board of Supervisors meeting, but was not conveyed to the Planning Commission as the Bucks County Planning Commission comments had not been conveyed. The Board of Supervisors must ask them for comment since the Warrington Township Planning Commission is only a recommending body and not a ruling body.

The Planning Commission returned these revisions back to the zoning ordinance subcommittee for possible return in the March 3, 2011 meeting.

## **6. Approval of Minutes**

### **6.1 November 18, 2010**

On a motion made by Mr. Skinner, seconded by Mr. Murphy, the Warrington Township Planning Commission voted to approve the minutes of November 18, 2010. This motion passed by a vote of 4-0.

### **6.2 December 2, 2010**

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to approve the minutes of December 2, 2010. This motion passed by a vote of 4-0.

## **7. Posting of Minutes**

### **7.1 January 6, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to post the minutes of January 6, 2011. This was amended by Ms. Strum to correct the word "approve" to "post" in the posting of the December 4, 2010 minutes. This motion passed as amended by a vote of 4-0.

### **7.2 January 20, 2011**

These minutes were not ready due to staff changes.

## **8. Adjournment**

The next regular meeting will be a work session on 2/17/11.

The meeting adjourned at 9:50 with a motion by Mr. Skinner, and seconded by Mr. Murphy, with a vote of 4-0

Recorder: Amy Organek