

# Warrington Township Planning Commission

## Minutes for February 17, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm on February 17, 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
Michael Murphy	Absent
Joseph Balent	Absent
Roy Rieder	Carroll Engineering
Rick Lesniak	Director of Emergency Services, Inspections & Permits

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

The meeting opened with the Pledge of Allegiance

### 3. Public Comment

None

### 4. New Business

4.1 None

### 5. Old Business:

#### 5.1 Review Pending Stormwater Management Regulation Changes for the Neshaminy Watershed

Mr. Rieder reviewed the proposed ordinance for the stormwater management. These changes are necessary due to changes in the federal regulation of stormwater to improve quality and control. Some of the major changes that need to be included in the zoning are the volume control and peak discharge rates. No project is exempt from volume controls and any project disturbing 1000 sq ft or more will require a stormwater management plan to be filed. These plans need to provide greater retention and less discharge than previously required.

Included in the ordinance are a sample application and a check list for the applicant.

This needs to be enacted by May 22, 2011

Janice Devito, 1881 Walnut Ave

This will be hard to implement.

This is federally mandated through the Clean Water Act.

Jeff Cameron, 110 Muirfield Ln

Mr. Cameron wanted to confirm the 1000 sq ft additional impervious surface as the requirement for the added stormwater plans

Mike Kelly, 135 Muirfield Ln

For clarification, Mr. Kelly asked if it was just new surface or if building up (ie: a second story) would require a stormwater management plan. It would not, just adding impervious surface.

The Planning Commission agreed this should go to the zoning ordinance subcommittee and be recommended for approval at the second meeting of March.

## **5.2 Penrose Tract Sketch Plan**

### **Proposed amendment to Chapter 27 (zoning) to permit Townhouse Village Development as part of the Mixed Use Development in the CBD and to rezone TMP 50-31-33-11 from PI-1 to CBD.**

Representing this application this evening was Mr. William Benner, attorney; Jack Schneider, Metro Development; Rob Holmes, Pulte Homes; Peter Maggio, US Realty; Thomas Hanna and Mike Shinton, Gilmore & Assoc.

The zoning changes and the sketch plan are both on the agenda this evening, but the zoning proposals need to be approved prior to the Planning Commission review of the sketch plan. To be discussed is the zoning change of the PI-1 parcel linking the majority of the project land to Costner and the addition of Townhouse Village Development as a conditional use in the CBD district.

Metro wants to develop the property as a whole under the CBD zoning. There is no connection to Costner Dr except as emergency access only. They would allot 20 acres to Pulte Homes to develop as approved.

This is the first formal petition to Warrington Township, although there have been several informal sketch plans discussed previously.

The housing portion of this is similar to the other Pulte developments in the area: Warrington Station and Doylestown Station. Also, Montgomery Point which is just starting to sell units.

Bucks County Planning Commission Letter 2/4/11

Mr. Benner stated it seem as if they Bucks County Planning Commission did not see that this housing project was part of a whole project with a mixed use. Their comments on buffers and paths are addresses in the CBD zoning and the corridor overlay.

What is gained by rezoning?

- Additional area for the housing section

- Industrial cannot expand if this project does not pass

- Land can be used in the calculations regardless

- Entire project is under one zone.

They can proceed without the rezoning, but making the housing age restricted. It was determined that there is already an abundance of age restricted housing that is not selling.

It was suggested that they change all the housing land be changed to PRD rather than CBD.

Metro has contacted Victor Depalo, who wrote the CBD ordinance, to draft revisions for the additions of Townhouse Village as a conditional use in a mixed use development in the CBD. There was concern with having the approvals and recommendations in time for the tentative hearing date of March 22, 2011. This may have to be rescheduled.

The Planning Commission asked for a comparison of Business Campus with the Mixed Used development as proposed. This should show the zoning lines and the changes in setbacks.

The Planning Commission would like this to come back on March 3, 2011 with Mr. DePalo. They will be looking for:

- Access onto Costner Dr.
- The comparison of mixed use to business campus
- No access from the residential at the first access point on Easton Rd (to the south)
- The restrictions on development over and around the pipeline

## **6. Approval of Minutes**

### **6.1 January 6, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to approve the minutes of January 6, 2011 as amended. This motion passed by a vote of 3-0.

## **7. Posting of Minutes**

### **7.1 January 20, 2011**

On a motion made by Ms. Strum, seconded by Mr. Skinner, the Warrington Township Planning Commission voted to post the minutes of January 20, 2011 as amended. This motion passed by a vote of 3-0.

### **7.2 February 3, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to post the minutes of February 3, 2011 as amended. This motion passed by a vote of 3-0.

## **8. Adjournment**

The meeting adjourned at 11:05 with a motion by Mr. Skinner, and seconded by Mr. Strum a vote of 3-0

Recorder: Amy Organeck