

Warrington Township Planning Commission

Minutes for March 3, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm on March 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
Michael Murphy	Member
Joseph Balent	Member
Fred Gaines	Member
Ted Piotrowicz	Member

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

Mr. Plotnick inquired about the status of the TDR submissions. There is one application in progress and a letter recommending the granting of the TDR was voted on by the Planning Commission at the December 8, 2010 meeting. A letter was sent to the Board of Supervisors on January 20, 2011 advising them of this recommendation.

4. New Business

4.1 Penrose Tract

(a) Zoning Ordinances Subcommittee Report

Mr. William Benner, attorney for Metro Development and Mr. Jack Schneider, engineer for Metro Development were representing this application with Mr. Victor DePallo, as requested by the Planning Commission for review of the proposed ordinance revisions and the comments from the Bucks County Planning Commission.

The first major comment was the change from 2.5 parking spaces to 3 per unit. This will be changed as requested.

Comments to the response letter to the Bucks County Planning Commission letter of February 2, 2011: This plan meets the standards for mixed use in CBD except for the amendment to use non age restricted housing. This reflects what the housing needs are for the area. Adding the non-age restriction as a conditional use rather than a permitted use will insure more restrictions on the architectural and design.

It was stated that the more restrictive standards in 304-307 of the zoning ordinance in regards to the open space and resource protection were being met. This needs to be referenced for clarification if that

is what is being used. The impression of Mr. DePallo was that the Bucks County Planning Commission did not view this development as part of a mixed use development in the CBD with the requirements of that zoning.

On a motion by Ms. Strum and seconded by Mr. Skinner, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval of the revision to the zoning map to change TPN 50-031-033-011 from PI-1 to CBD. The neighbors will need to be notified and prior to the Board of Supervisors ruling it must be advertised and posted. This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Strum – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

There was discussion regarding the proposed ordinance amendment. Mr. Benner stated that small changes from the proposed are acceptable, but larger changes would require advertising the ordinance again before the Board of Supervisors ruling.

The requested changes for the amendment to the CBD zoning district were discussed. The changes requested were:

- §1603 D. 2. - The number of parking spaces needs to be increased to 3 per unit.
- The first paragraph of §1604.3 should be replaced with the remaining section still applying as currently written.
- §1603 D. 3 - The open space uses should refer to form 307 for clarification.

On a motion by Ms. Strum and seconded by Mr. Skinner, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval of the proposed amendment to the CBC zoning district with the revisions as follows:

- There is to be 3 parking spaces per residential unit
- § 1603 D.3 will be revised to include a reference to form 307 of the zoning ordinance for clarification to the use and calculations for open space.
- §1604.3 the first paragraph will be replaced, but the remainder of §1604 will remain as written.

This motion passed by a vote of 5-1-1.

Mr. Piotrowicz – Abstained

Ms. Strum – yes

Ms. Yannich – no

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

On a motion by Mr. Skinner and seconded by Ms. Strum, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors that during the conditional use hearing they take into account the requirements of 1508 of Chapter 27 of the zoning ordinances when discussing recreational requirements. This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Strum – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

4.2 Tran Nail Salon, 525 Easton Rd, TMP 50-31-44

Mr. Ron Isgate, Attorney, and Mr. Greg Hucklebridge, Carroll Engineering, were representing the applicant this evening.

Mr. Rieder recused himself for this project due to conflict of interest. Maureen Griet was present to represent CKS Engineers for the township for this project.

This land development plan is to use the property at 525 Easton Rd commercially as a nail salon and a second floor apartment residence. There will be separate entrances for each use and 10 parking spaces for the business.

The drive is being relocated to the south side of the building to allow for a wider drive and better access.

CKS review letter – 1/24/11

All items will comply unless discussed.

Zoning Issues

4.) This will comply, but with a note to be added to the plans with regards to the loading area. They do not have any large deliveries. All deliveries arrive in single unit vehicles.

7.) The buffering for the parking area was addressed at the first zoning variance from 12/28/09. They will buffer from the parking area back to the tree line in back.

8.) There may be other alternatives to a full traffic impact study. This may be done by special exception due to the small size of this project.

SALDO

1.) The applicant is requesting a waiver from any improvements along the frontage on Easton Rd. The building is 1.6 feet from the ultimate Right of Way there is not adequate space to do improvements. There were no objections to this waiver.

7.) This will comply. The trash collection station will be marked on the plans. There had been some discussion regarding the need for a dumpster, but it is not necessary for the business.

8.) The Planning Commission cannot recommend a waiver from the traffic impact study. This would require a variance from the Zoning Hearing Board.

9.) This was a partial waiver. There is no room for street trees along the frontage. These may be used elsewhere on the property or donated to the township for use in the township.

12.) a) This is a waiver. They wish to use 12 inch pipe rather than 18 inch pipe. CKS and the Planning Commission had no objections to this waiver

c.) This was a waiver from the basin side slope. The applicant has agreed to use the current Best Management Practices making this waiver unnecessary.

d.) The applicant has agreed to use the current Best Management Practices making this waiver unnecessary.

Storm water Management

4.) The applicant has agreed to use the current Best Management Practices and to extend the basin and use a level spreader instead of piping. Also, a note will go on the plans that the owner will repair any off-site erosion in the event of the level spreader

It is the applicant's intent to comply with the Warrington Township Fire Marshal's letter and the Suburban Lighting letter when received. The applicant further intends to comply with the township's sign ordinance when planning signage for the business.

The façade and building footprint will not change, but a note will be placed on the plan that when the building is painted/ sided they will comply with the corridor overlay.

On a motion by Ms. Strum and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors final plan approval for the land development application for the Tran Nail Salon, 525 Easton Rd, TMP 50-032-044 with the following conditions:

- The applicant will comply with the CKS letter of 1/24/11 with the following waivers:
 - 1.) Roadway improvements along the frontage
 - 2.) Providing an piped extension to the natural water course, but a note will be placed on the plans indicating the owner will be responsible for any off-site erosion damage that may occur if the level spreader is not effective.
 - 3.) Using an 18 inch pipe for storm water.
(a 12 inch pipe was approved by CKS)
 - 4.) Using the rational method for flow calculations
 - 5) Landscaping around the basin perimeter
(this should be managed by the BMP for storm water)
 - 6.) Landscaping and screening around the parking lot.
This is a partial waiver
 - 7.) Providing and environmental impact study.
 - 8.) Providing a survey of the existing features
(a photo will be provided)
 - 9.) Providing a water & sewer feasibility report
(these connections have already been made)
 - 10) Providing a separate preliminary and final plan submission
- The applicant will comply with the Warrington Township's Fire Marshal's letter
- The applicant will comply with the Suburban Lighting letter
- There will be a note that at the time of any future exterior renovation, they will comply

- with the corridor overlay
- The applicant will use best management practices for storm water management for the site.
- The Traffic impact study may still be required depending on the Zoning Hearing Board documentation and the approval by PADOT.
- The applicant will provide a cross easement to abutting properties as noted on the plan for future connect.

This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Strum – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

4.3 Neshaminy Water Shed

The stormwater ordinance was review with the suggestions from the Ordinance subcommittee with the only major changes to the submitted ordinance was references to other sections.

On a motion by Ms. Strum and seconded by Mr. Gaines, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval of the storm water ordinance revision referring to chapters 9, 22, 26 and 27, including replacing the first paragraph in chapter 26.

This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Strum – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

5. Old Business

5.1 Height Ordinance PI 1 & 2

This requires more work in subcommittee and a ruling by the solicitor. It has been postponed to a later date, tentatively the March 17, 2011 meeting.

The Town Center (TC) ordinance is almost finalized and needs a meeting with the stakeholders to present the final draft. This is tentatively slated for the April 7, 2011 meeting.

6. Approval of Minutes

6.1 January 20, 2011

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to approve the minutes of January 20, 2011 as revised. This motion passed by a vote of 5-0-2, with Mr. Piotrowicz and Mr. Gaines abstaining.

6.2 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. This motion passed by a vote of 4-0-3, with Mr. Balent, Mr. Piotrowicz and Mr. Gaines abstaining

7. Posting of Minutes

7.1 February 17, 2011

On a motion made by Mr. Skinner, seconded by Ms. Strum, the Warrington Township Planning Commission voted to post the minutes of February 17, 2011 as amended. This motion passed by a vote of 3-0-4, with Mr. Murphy, Mr. Balent, Mr. Piotrowicz and Mr. Gaines abstaining

8. Adjournment

After reviewing the upcoming agenda items, the meeting adjourned at 10:50 with a motion by Mr. Balent, and seconded by Mr. Strum by a vote of 7-0

Recorder: Amy Organek