

# Warrington Township Planning Commission

## Minutes for March 17, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30pm.on March 17, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Chairman
Madeline Sturm	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 - none

### 4. New Business

#### 4.1 Dempsey Minor Subdivision Plan review

Mr. Dempsey was present representing this application this evening. This subdivision plan for this 10 acre parcel is to provide Mr. Dempsey with 3 acres which he will retain with the remaining land to be sold to the township as open space. All setback and bulk standards are met.

There had been some delay on this plan due to a small farm dump site found on the property. Per Mr. Rieder, it was determined that this can be easily remediated with the removal of the trash and 1 foot of top soil. The remediation should cost less than \$2000.00.

Buffering requirements would be addressed a the time of development of parcel 2

This will be purchased with grant money from the county open space grant and township funds. The grant can be used for 75% of the costs.

On a motion by Ms. Sturm and seconded by Mr. Murphy, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors preliminary and final plan approval for the Dempsey subdivision plans dated 12/2/10, with the following conditions:

- Compliance with the Bucks County Planning Commission Letter of 12/17/10
- Consideration of the Carroll Engineering comments regarding the remediation
- Consideration of the buffering requirements at the time of future development.

This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Sturm – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

#### **4.2 Proposed height amendment for the PI-1&2 districts**

Ms. Sturm reviewed the subcommittee's report of the review of this amendment and the draft of the revisions. The definitions and conditions of building setbacks were clarified. The front yard setback is for any road frontage and will require a 75ft setback and a 5:1 ratio, per section 1205 E 1. 1205 E 2) and 3) would apply even if residential use a nonconforming.

The definition of height was discussed and the starting point for measurement was reviewed. It was recommended that the definition be adopted for all districts.

There was discussion on the height limits **in other districts** and of surrounding municipalities in relation to the PI 1 & 2 zoning districts.

There was discussion regarding §2306 and whether it should be amended so it does not conflict with this ordinance or if it should be excluded when considering height in the PI-1 & 2 Districts.

Steve Harris, Esq. – counselor for Eureka Quarry Inc.

Mr. Harris thanked the planning commission for their efforts and he was pleased with the ordinance as it was drafted. He was concerned regarding the possible elimination of §2306 in that it would not allow for the necessary mechanical and unoccupied requirements.

Joe Kirby, 125 Muirfield Ln

Mr. Kirby felt that §2306 should be removed to make the height restriction an absolute limit.

Mike Kelly, 135 Muirfield Ln

Mr. Kelly reiterated the need for the absolute limit. Depending on the size of the building, the mechanical may not fit in 10 feet, if not limited.

Coogan Cameron, 110 Muirfield Ln

New Britain has a 35 ft height restriction with no exceptions across all zoning districts.

On a motion by Ms. Sturm and seconded by Mr. Murphy and amended by Mr. Skinner, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval of the proposed height amendment for the Planned Industrial Zoning District, with the following additions and considerations::

- Section 2306 shall not be applicable to this height ordinance amendment: It is recommended that solicitor may wish to examine the applicability of 2306 in regards to other ordinances.
- A definition of building setbacks and height should be adopted
- Recession plane shall be defined by adoption of engineering sketch as part of the ordinance language.
- Section 1405.3 should be changed to state maximum height is 55 ft.
- Consideration of the specific buffering requirements in the PI-1 & 2 districts should be considered for future amendment.

This motion passed by a vote of 7-0.

Mr. Piotrowicz – yes

Ms. Sturm – yes

Ms. Yannich – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

#### **4.3 Proposed Town Center Ordinance Update**

The ordinance is ready for a meeting with the owners and stake holders. This should be scheduled for the April 17, 2011 meeting. Notices should be sent

A photo journal and spreadsheet should be ready for the meeting with the owners

#### **4.4 Comprehensive Plan Subcommittee Assignment**

Ms. Yannich charged the Comprehensive Plan Subcommittee of Mr. Balent, Mr. Murphy and Mr. Gaines with reviewing the census material and updating the population profile on pages 15-19 of the comprehensive plan. They are to use the county format to look for trends.

Mr. Gaines replaced Mr. Skinner on this committee.

#### **5. Old Business**

None

#### **6. Approval of Minutes**

**6.1 February 3, 2011** - Done previously

#### **6.2 February 17, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to approve 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

#### **7. Posting of Minutes**

##### **7.1 March 3, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of March, 2011 as amended. This motion passed by a vote of 7-0.

#### **8. Adjournment**

The meeting adjourned at 9:22 with a motion by Mr. Balent, and seconded by Mr. Sturm by a vote of 7-0

Recorder: Amy Organek