

Warrington Township Planning Commission

Minutes for June 16, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:35 p.m. June 16, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Chairwoman
Madeline Sturm	Vice-Chair
Douglas E. Skinner	Secretary
Michael Murphy	Absent
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 Penn Valley Pump, 998 Easton Rd, Land Development (TMP 50-10-106)

Mr. Mike Beuke, landscape engineer, and Mr. Leslie Burrage, owner, were representing this application this evening. The plan is to add additional footage to both the office space/assembly center and the warehouse space. The company uses this place for the final assembling of the sludge pumps and they are shipped from this location. There are several deliveries to and from the site, but no trucks on a regular daily basis. There are no hazardous chemicals, high temperature, or high pressure used on the site. They also do minor repairs to pumps onsite. They currently employ 13 employees, with a goal of expanding up to 20 employees with the added space.

There is little visibility from Easton Road and the lot is already significantly buffered and landscaped. There will be additional storm water management improvements and BMPs will be used for these improvements.

There was discussion regarding the expansion of an existing nonconforming use in the OI district. A variance for the minimum lot width at the building line may be required depending on where the measurements are taken for setbacks. This will require a determination by the zoning officer. This can be added to the other 3 variances to be requested from the zoning hearing board.

It was also discussed that the first and third requested variance listed in the Carroll Engineering letter of May 26, 2011 could be resolved with the purchase of a commercial TDR.

The Planning commission suggested that a cross easement with the Knights of Columbus be recorded to resolve any issue with parking. Also, the excessive parking allowance has been removed This has lowered the amount of impervious surface.

Carroll Engineering Letter of May 26, 2011

All items will comply except for the requested variances and waivers.

There are pending revisions for the storm water due to the removal of the excess parking and the infiltration testing for the possibility of an underground basin. BMPs will be used and there is also very good natural drainage to the creek to the back of the property.

SALDO – requested waivers.

There may be the need for a partial waiver for buffering the side lot lines. There is already significant buffering already in place and they would request no additional plantings be required. Also the one side is bordered by the PECO right of way, which although zoned residential, will not have any homes built. The required plantings may be able to be used on the basin if they are able to use an underground basin.

The environmental impact study should not be required since the disturbance is less than two acres. Also the wetlands will be delineated and the basin will not be in the flood plain.

Water and Sewer

All the requirements will be met to the satisfaction of Mr. Achenbach, manager of Warrington Township Water & Sewer Dept. They are in conversation with him at this point.

The Planning Commission suggested that the applicant obtain an easement for the entrance since it is already on the neighbor's property.

There is currently no basement and a basement is not planned for the addition.

There was concern with the pallet storage area with the future access to a trail on the PECO Right of way.

There is currently fencing along the residential side of the property.

Bucks County Planning Commission Letter 5/3/11

All these items were addressed in the Carroll Engineering letter.

This will be sent to Suburban Lighting for review.

The Warrington Township Fire Marshal had sent notice requesting more information to complete the review. The architect will address this issue.

The building additions will be the same as the existing buildings.

The applicant will be submitting revisions and thanked the Planning commission for their input.

4.2 Penrose Walk (aka Sunrise Court) - Rescheduled

4.3 Native Plant List

Mr. Skinner reported on the status of the township's tree inventory being compiled by the EAC and the progress on the evaluation of the township's approved plantings list. The landscape engineer from Carroll Engineering has reviewed the lists that were acquired from the Lower Makefield Native species list. The listing is broken out by application

The goal is to draft a native plantings manual using the Lower Makefield and Horsham ordinances as references. This will help avoid the constant replacement of dead plantings by have the right types of plantings used in the first place.

Ms. Sturm motioned to recommend the Planning commission send a letter to the Board of Supervisors sanctioning the landscape engineer from Carroll Engineering draft an ordinance for approved plantings. This was seconded by Mr. Gaines and passed with a vote of 6-0.

5. Old Business

Mr. Gaines reported that they have the census data from the county. More data is due to be released next month. Our current population is approximately 22,000 based on that information.

6. Approval of Minutes

6.1 May 19, 2011

On a motion made by Mr. Balent, seconded by Mr. Skinner, the Warrington Township Planning Commission voted to approve the minutes of May 19, 2011 as amended. This motion passed by a vote of 4-0-2, with Ms. Yannich and Mr. Piotrowicz abstaining.

7. Posting of Minutes

7.1 June 2, 2011

On a motion made by Mr. Sturm, seconded by Ms. Skinner, the Warrington Township Planning Commission voted to post the minutes of June 2, 2011. This motion passed by a vote of 5-0-1, with Mr. Gaines abstaining.

8. Adjournment

The meeting adjourned at 9:30 with a motion by Mr. Skinner, and seconded by Ms. Sturm by a vote of 6-0

Recorder: Amy Organek