

# Warrington Township Planning Commission

## Minutes for January 5, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 p.m. January 5, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

|                    |            |
|--------------------|------------|
| Madeline Sturm     | Vice-Chair |
| Douglas E. Skinner | Secretary  |
| Joseph Balent      | Member     |
| Fred Gaines        | Absent     |
| Ted Piotrowicz     | Member     |

|            |   |
|------------|---|
| Ken Yeager | Carroll Engineering                                   |
| Roy Rieder | 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 Reorganization of the Planning Commission**

Ms. Sturm recommended Mr. Skinner as chairperson. Mr. Skinner accepted. Mr. Balent seconded. Mr. Skinner was approved as chairperson 4-0.

Mr. Skinner recommended Mr. Balent as vice-chairperson. Mr. Balent accepted. Ms. Sturm seconded. Mr. Balent was approved as vice-chairperson 4-0.

Mr. Skinner recommended Ms. Sturm as secretary. Ms. Sturm accepted. Mr. Piotrowicz seconded. Ms. Sturm was approved as secretary 4-0.

The no seating changes were necessary

The subcommittees and by-law review will be done at the next meeting.

#### **4.2 Valley Gate, Tax map Parcel # 50-031-030 & 50-031-033-011**

**CBD zoning, 67 acres, Easton Rd**

**Consideration of:**

**4.2.1 Conditional Use Application for Drive thru restaurant in CBD District**

**4.2.2 Conditional Use Application for a townhouse development in the CBD District.**

**4.2.3 Preliminary Plan Approval**

William Benner the attorney for the applicant and Jack Schneider from Metro Development were present this evening for this application. Also, present were Tom Hanna, architect; Sam Carlo, Pulte builders; and Amy Kaminski, traffic engineer. This application has made appearances in February,

March and May of 2011 to deal with the ordinance amendments and the rezoning. They also presented the sketch plan in 2010. This is a mixed use development similar to the Valley Square development using a loop road. The uses are retail, residential and hotel, with a possible fourth use of financial if one of the units becomes a bank. None of the uses are more that 60% of the total and the residential was within the 15-30% requirement. Each store will have sufficient parking, but the parking is calculated as a whole.

The drive thru restaurant has a 10 car stacking capability and is not accessible directly to the main arterial road, but onto the loop road.

There are sidewalks on only one side of the road through the residential area. This was done to limit the amount of impervious surface in the area and maintenance for the Homeowners association. Sam Carlo from Pulte stated there have been no complaints from owners in other developments with the sidewalks on only one side. The Homeowner's Association will be responsible for the residential area maintenance, to include the roads up to the commercial area. The association will be set up prior to the submission of the final plans.

Each store in the commercial area will be responsible for a portion of the road maintenance of the roads adjacent to their location. Easement rights will be created with a formula to allocate the road maintenance fees.

None of the internal streets are to be dedicated to the township

They are still working on the access onto Paul Valley Rd. There is a small strip of land that is owned by the development across the road and there is a restrictive covenant in the tenancies which complicates granting an easement. The township could use eminent domain to grant the easement for access with no cost to the township. Grasso Holdings does not have a problem assuming these costs.

The Carroll Engineering letter of 12/22/2011 is will comply except for the waivers requested.

- a. Section 310.4 - the requirement of an island every 12 parking spaces in 9 locations  
They are 90% in compliance already. The 9 places that are not are due to underground detention (3), snow plowing operations (5), and sidewalk connection (1). Carroll Engineering approved this waiver.
- b. Section 310.5 –the requirement for a pedestrian island in the parking lot for the lanes over 350ft long.  
This was determined to be impractical because shoppers using carts would still walk in the parking area. There are only 4 lanes that are more than 350 ft. Carroll Engineering approved this waiver.
- c. Section 319.2B (9) – This waives the requirement for 3 feet of cover over the storm piping.  
The owner will be responsible for maintenance of storm water facilities and there will be no dedicated streets.
- d. Section 319. 2D (5) – This waives the maximum detention basin depth which exceeds 5ft.  
Grading limitations would require structural changes to comply with the criteria.  
The maximum levels were only exceeding 5ft during a short time during the 100 year storm.  
Carroll Engineering approved this waiver.

- e. Section 504.5A (8) – This waives the use of the smaller size plans for submission. Recordable documents will be provided as requested. Division

There are two alternative traffic plans. The applicant will comply with the local requirements and with PennDOT's requirements. There are plans for turn lanes to be added on Street Rd and at County Line Rd and Titus Rd and signal time revisions.

The lighting letter will be complied with when they are received.

The fire marshal's letter had a few issues that are being resolved and the applicant will comply with the agreements.

The applicant was asked to check with the big box tenant what their historic traffic and parking needs have been in similar facilities.

The sewer issues are being discussed with the Water & Sewer Department.

There was discussion on the gas pipeline and the safety issues. Any plans would require review by their engineers and a formal cross easement agreement.

It was noted that because this property lies within the Corridor overlay, architectural drawings are required. The applicant stated they will comply.

**Mike Kelly, 135 Muirfield Ln**

Mr. Kelly asked if there was plans to have an automotive center in the big box store since that would affect the parking. There are no plans for an automotive center. He also asked if the big box would be open 24 hours, which is a possibility.

Mr. Kelly also asked if the trucks could access from either side, which they can, their approach would determine their route. He also suggested that signage be placed to keep shoppers from "cutting through" the residential area.

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors preliminary plan approval for the Valley Gate Land development project TMP 50-031-030 & 50-031-033-011 on Easton Rd. submitted August 5, 2011 and revised November 11, 2011 with the following conditions:

- Compliance with the Carroll Engineering Letter of 12/22/11, except for the requested waivers
- Compliance with the comments by the Bucks County Planning Commission
- Compliance with the Suburban Lighting letter
- Compliance with the Warrington Township Fire Marshal's letter
- Compliance with the Pennsylvania Department of Transportation letter of September 1, 2011 and continued compliance and negotiations.

- Alternative traffic plan revised and comments forwarded to the Planning Commission\.
- The applicant is to review the Pipeline agreement for cross easement.
- Bus shelters are to be provided along Easton Rd.
- The applicant is to review the draft of the Landscaping and Plantings Ordinance before finalizing the landscape plan.
- The dumpster fencing materials needs to be considered for longevity.
- An amenities plan needs to be developed for the final plan submission.
- Recommended waivers:
  - Section 310.4 – this waives the requirement of an island every 12 parking spaces in 9 locations due to underground detention, snow plow operations, and sidewalk connections
  - Section 310.5 – This waives the requirement of an island in the middle of the parking lot for the lanes over 350ft long. The use of shopping carts would make the use of this island unlikely.
  - Section 319.2B (9) – This waives the requirement for 3 feet of cover over the storm piping.
  - Section 319. 2D (5) – This waives the maximum detention basin depth which exceeds 5ft. Grading limitations would require structural changes to comply with the criteria.
  - Section 504.5A (8) – This waives the use of the smaller size plans for submission. Recordable documents will be provided as requested. division.

This motion passed by a vote of 4-0.

Mr. Balent – yes      Ms. Sturm – yes      Mr. Piotrowicz – yes      Mr. Skinner – yes

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors conditional use approval to allow a drive thru for a restaurant in the CBD district.

This motion passed by a vote of 4-0.

Mr. Balent – yes      Ms. Sturm – yes      Mr. Piotrowicz – yes      Mr. Skinner – yes

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors conditional use approval to allow a townhouse village development in the CBD district.

This motion passed by a vote of 4-0.

Mr. Balent – yes      Ms. Sturm – yes      Mr. Piotrowicz – yes      Mr. Skinner – yes

## **5. Old Business - none**

## **6. Approval of Minutes**

### **6.1 December 1, 2011**

On a motion made by Mr. Skinner, seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to approve the minutes of December 1, 2011. This motion passed by a vote of 4-0.

**7. Posting of Minutes**

**7.1 December 15, 2011**

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of December 15, 2011. This motion passed by a vote of 4-0.

**8. Adjournment**

The meeting adjourned at 10:38 with a motion Mr. Balent, and seconded by Mr. Piotrowicz by a vote of 4-0

Recorder: Amy Organek