

Warrington Township Planning Commission

Minutes for March 15, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:35 p.m. March 15, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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

Ken Yerger	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. Old Business

a. CVS Preliminary and Final Land Development Plan Lower State and County Line Roads

John VanLuvanee, attorney, and Joel Dellicarpino, Boehler Engineering were representing this application this evening. This is a continuation of the hearing from the last meeting on 2/16/12. This plan has been cleaned up and resubmitted. Major issues that have been worked on were Storm Water & Landscaping. For storm water, there were two rain garden pockets at the parking lot corners.

This project is to develop the property at the corner of Lower State and County Line Rds. as a CVS Pharmacy. Joel Kepner, the representative from CVS was present and presented drawings of the approved variations on the façade for the building as requested by the Planning Commission and the public. Mr. Kepner had requested permission from CVS for a variation on the standard façade now required by corporate. The main office has permitted this application to use this variation with more brick to soften the building. This was acceptable to the Planning Commission and the public.

The items in the Carroll Engineering letter dated 3/2/12 are will comply or will resolve with the few exceptions discussed.

Signage will be determined in a separate application to the township.

It was requested that a few of the shade trees required in the planting beds in the parking area be planted elsewhere on the property. This is a requested waiver.

The applicant was willing to pay escrow money instead of installing sidewalks along County Line Rd since this area is going to be affected by the widening of County Line Rd. and it will be removed for that widening.

Storm water management issues will be resolved to the satisfaction of the township engineer. The maintenance of these will need to be resolved to the satisfaction of the township's solicitor.

The township solicitor will be asked for the appropriate language regarding the ultimate right of way to be put on the plan.

The applicant will resolve the truck turning paths and parking lot flow to Carroll Engineering's satisfaction. One way was to keep the deliveries to off peak hours. Part of this is operational issues for CVS and notes will be placed on the plan when the details are decided.

There was a letter from DEP stating that no Sewer Planning Module is required for this project based on flows anticipated.

The Fire Marshal's letter has not been received yet, but will be resolved to the Fire Marshal's satisfaction. The Suburban Lighting letter of 3/6/12 showed no issued of concerns. The applicant has said they will comply with all comments in the letter from the Bucks County Conservation District.

In a motion made by Mr. Balent and seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to recommend for Preliminary and Final plan approval of the CVS Land development project on Lower State and County Line Roads with the following conditions:

- Compliance or resolution to all items in the Carroll Engineering letter of 3/13/12, except for the following:
 - Storm water management will be resolved with the township engineer.
 - Appropriate wording will be agreed on and placed on the plans regarding the label for the Ultimate Right of Way.
 - The applicant will not change the truck turning plan, but will add clarifying notes on the plan
 - The applicant will label the legal Right of Way on the plans, but not the Ultimate Right of Way.
 - No further flow submissions are required per PADEP (letter dated 3/13/12)
 - Requested waiver:
 - 324.6A Shade trees can be planted in an alternate location
- Compliance with the Warrington Township Fire Marshal letter
- Compliance with the Suburban Lighting letter of 3/6/12
- Compliance with the Bucks County Planning Commission letter of 2/8//11
- Compliance with the Traffic Impact Study by TPD dated June 3, 2012.
- The applicant has voluntarily offered to modify the standard corporate design to blend with the area and please the Planning Commission and the neighbors.
- Applicant agrees to review in new landscaping ordinance in regards to this project.

The motion passed 5-0

Mr. Piotrowicz – yes

Ms. Sturm – yes

Mr. Balent – yes

Mr. Gaines – yes

Mr. Skinner - yes

5. New Business

a. Penrose Walk Sewage Planning Module

One a motion by Ms. Sturm and seconded by Mr. Piotrowicz, the Warrington Township Planning Commission voted to accept the DEP Sewage planning module for the Penrose Walk development. This motion passed 5-0. Mr. Skinner signed the application and it will be forwarded on.

d. Blichasz, Phase II Preliminary and Final Land Development Plan

This submission is very close to the original plan. They will be using the detention basin from Phase I. A public parking area for the PECO trail was added with access off the internal road. Emergency access was added partially along the cul-de-sac and they have merged the pump station and open space land. The two TDRs are recorded on the plan.

The Carroll Engineering letter of March 6, 2012 had no problems, but several comments were made.

It was suggested that bollards be placed at either end of the emergency access (from County Line Rd to the trail parking area) to restrict access to emergency vehicles only.

Lot #8 has the easement adjacent and will need to have the maintenance specified as the responsibility of the land owner.

Split rail fence corners will be used to mark the corners of the open space to discourage residents from encroaching on the open space.

Lots #7&8 will have the building envelopes adjusted to give a 15 ft buffer for each home This will make a 30 ft space between the houses to avoid them from being too close. The applicant will also review the plans for any other situations similar to this and adjust them accordingly.

Other items discussed:

- Pedestrian trail – the township will take dedication of the trail to ensure open use to the public.
- No tot lot is planned.
- There is no Homeowners Association planned.
- The bus stops will be set by the school district and a pad will be installed as needed.
- The applicant will review the landscaping against the new landscaping ordinance for possible revisions and improvements.

Bucks County Planning Commission letter offered no additional comments that had not been discussed previously.

In a motion by Ms. Sturm and seconded by Mr. Balent the Warrington Township Planning Commission voted to recommend the Blichasz Tract Phase II Land Development Plan for preliminary and final plan approval with the following conditions:

- Compliance with the Carroll Engineering letter of 3/6/12
- Compliances with the Suburban Lighting letter of
- Compliance with the Warrington Township Fire Marshal's letter
- Compliance with the Bucks County Planning Commission letter of 11/17/11
- The building envelope will be adjusted for lots #7 and 8 to allow for 15 ft on each lot between the houses for a total buffer of 30 ft between the two houses.
- The new landscaping ordinance will be reviewed against this application
- Waivers Requested:
 - 304.1 - the cul-de-sac length over 500 ft. – this is being allowed due to the emergency access being installed at the pedestrian trail approximately 900 ft. from the end.
 - 311.1 and 408.1 – sidewalks along County Line Rd
 - 312.2 and 409.2 – curbing along County Line Rd
These are both being waived due to the impending County Line Rd upgrades.
 - 312.3 – Use of Belgian Block for curbing

The motion passed 5-0

Mr. Piotrowicz – yes

Ms. Sturm – yes

Mr. Balent – yes

Mr. Gaines – yes

Mr. Skinner - yes

b. Consider draft revisions to age restrictions contained in the Zoning Ordinance

Revisions are required to apply for money as part of the Community Development Block Grant program. This grant is part of the fair housing grants. The number of occupants is not a zoning concern.

In a motion by Mr. Skinner and seconded by Ms. Sturm, the Planning Commission voted to amend the language in item one and remove item two in all sections 904-A, B & C. The motion passed 5-0.

c. Consider the addition of no-impact home occupation as a permitted use in all residential zoning districts.

As the zoning ordinance currently reads, home occupation requires a special exception.

In a motion by Mr. Skinner and seconded by Mr. Gaines, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors the proposed section C. No Impact Home Occupation section should be added to allow for these home occupations with no special exceptions. The motion passed 5-0.

5. Old Business - none

6. Subcommittee Reports – None

7. Approval of Minutes

7.1 January 19, 2012

On a motion made by Mr. Balent, seconded by Mr. Skinner, the Warrington Township Planning Commission voted to approve the minutes of January 19, 2012. This motion passed by a vote of 3-0-2, with the two abstentions by Mr. Piotrowicz and Mr. Gaines

8. Posting of Minutes

8.1 February 16, 2012

On a motion made by Ms. Sturm, seconded by Mr. Balent, the Warrington Township Planning Commission voted to post the minutes of February 16, 2012. This motion passed by a vote of 3-0-2, with the two abstentions by Mr. Piotrowicz and Mr. Gaines

9. Forward Agenda Items

Reviewed pending items for future meetings - Meehan-Lacey Tract

10. Adjournment

The meeting adjourned at 9:35 with a motion Mr. Skinner, and seconded by Mr. Gaines. This motion passed by a vote of 5-0.

Recorder: Amy Organek