

Warrington Township Planning Commission

Minutes for May 16, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. May 16, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

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| Fred Gaines | Chairperson |
| Dennis Gordon | Vice-Chair |
| Madeline Sturm | Secretary |
| Ted Piotrowicz | Member |
| Ben Redd | Member |
| Richard Rycharski | Member |
| Vince Evans | Member |
| Ken Yerger | Carroll Engineering |
| Roy Rieder | Codes, Inspections, and Emergency Services |

1 & 2 Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Public Comment- None

4. Old Business – Held till later

5. New Business

a. Review and, if appropriate, recommend preliminary plan approval for Illg Tract Subdivision, Folly Rd

Mr. Gaines reviewed the history of this submission briefly. Richard McBride, attorney was present this evening. RMB reviewed a few more details on the history and proceeded onto the Carroll Engineering letter of 5/7/13

Carroll Engineering Review 5/7/13

All items will comply with comments and waivers.

Waivers requested were curbing (using Belgian Block), grading within 5 ft. of the property line, 2% grade for the basin bottom (1% to be used), cut and fill over pipe (using reinforced concrete pipe), and the 5:1 basin slope (3:1 to be used – BMP)

SALDO #4 – The Fire Marshal requires an emergency access which will exit onto the Lower Nike parking lot, as well as a pedestrian parkway. This will be bollarded to prevent usage by the general public.

Storm water will be managed and the amount coming off the property will be less than now.

The timing of the traffic lights will need to be adjusted with PennDOT approvals as a condition of approval. The traffic will be increased by 20% per the traffic study done previously.

There will be a Homeowners Association that will manage the basins, but the roads will be maintained by the township.

There was discussion regarding the buffering Lamplighter Villas. There is no grading within 5 ft of the boundaries. They should contact Mr. McBride to discuss the details of buffers.

Lots 21 and 22 have wetlands that are to be preserved and buffered 25ft.

The bridge for lot 22 is to be maintained by the Homeowners Association. It will be a shared drive to cross the stream with lot 21.

The applicant agreed to connect the sidewalk from the property to the sidewalk to the property.

They will be using trees that are "PECO Friendly"

There will be fence to visually mark the open space to prevent resident encroachment and they will be maintained by the Homeowners Association.

There are no plans to preserve any of the existing buildings. They are still owned by the former owner and will be dispensed by them as well.

Public Comment

Jeff Marshall – 398 Washington Crossing Rd, Newtown (Barn Expert) Heritage Conservancy and National Barn Alliance

Mr. Marshall would like to document the status of the barn which he approximates from his research to be about 200 years old. This is not a type of barn not usually found in Bucks County and is an English style barn.

Bob Showalter – Showalter & Associates, 116 E Butler Ave, Chalfont

Mr. Showalter had ideas on how to reuse the barn and he had a plan to restructure the plan to preserve the barn.

Gwen Walton – 2830 Bristol Rd, Warrington, Chair of the Historic commission

Ms. Walton has tried to contact the Illgs regarding interviewing them and documenting and photographing the barn. Mr. McBride said she should contact his office and he would try to facilitate the contact.

Tim Formica – 1312 Fernwood Ct, Chalfont

Mr. Formica stated he felt this plan has a lack of respect for the land and for the community. He asked if it was usual for a plan to use this many TDRs. He felt this was an overloading of the property. He felt that the two properties on Folly Rd seem out of place.

Fran McKee, 507 Plymouth Ct, Warrington

Ms. McKee questioned if all the appropriate permits had been obtained. She was told that any permits not yet issued, have already been applied for and will be obtained before application for final application is made. The stipulation agreement for the TDRs does not waive any required permits.

Carolle Vostick, 876 Bridle Ln, Vice Chair Historic Society

Ms. Vostick also asked about preserving the barn.

Ruth Schemm, 390 Folly Rd, Chalfont

Storm water is considerable in a bad storm (approximately every 15 months). The roads currently fill with water. She hopes the detention basins help. Ms. Schemm also said that a majority of the runoff is from the township's soccer fields behind her home.

Mary Roth, 2532 Pickertown Rd, Doylestown Historical Society

Ms. Roth is also concerned about the barn. Mr. McBride will help facilitate the contact.

Eric Thompson, 291 Folly Rd, Chalfont

Mr. Thompson said this should be postponed until he can receive all the documentation he had requested through open records. He said he had requested them previously, but had not been given all the documents. He said that when he was permitted to review the documents at the Township building, that a police officer went through the room more than once.

He stated that other reviews said that this project is not in compliance with the law, particularly the BCPC. He said that 4 basins are required, but only 3 are on the plan.

His complaint on storm water is that the flows are reduced by all 4 directions and that it is illegal to change the flows and thus depriving his land of water. He also had concerns that his land would still flood because of the storm water discharged onto it. It was explained that the basins are to defray the water over time, rather than all at once allowing it to be managed better. Mr. Yerger stated that the volume will increase, but the timeframe will be longer. The peak flow will be equal or less to what it is now, but the cubic feet/sec will not increase.

Mr. Thompson said that accessing a state park like the emergency access does is illegal. It was explained that it will not be a common access and that Lower Nike Park is a township park.

Mr. Thompson wants to throw out the stipulation agreement that he believes is illegal.

The legal actions on this property were reviewed based on Mr. Thompson's concerns on their effects on this project.

Mr. Thompson thought that a traffic study should be redone since the one done with this application is from 2007.

Kristin McDemus, 1007 Linden Way

Ms. McDemus asked if Illg's was part of the TDR acquisition and how can these TDRs from their property be used on the property now. It was explained that these TDRs are different TDRs

Mr. Piotrowicz said he would like to walk the property.

Mr. Thompson was told if he still had concerns regarding storm water, he should consult an engineer.

A motion was made by Mr. Rycharski, seconded by Ms. Sturm, to recommend to the Board of Supervisors approval of the five waivers requested. The motion passed 7-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – abstain Mr. Rycharski - yes Mr. Evans - yes

A motion was made by Mr. Evans, seconded by Mr. Piotrowicz, to recommend to the Board of Supervisors preliminary plan approval with the requested waivers for the Illg Tract Subdivision with the following conditions:

- Compliance with the Carroll Engineering letter of 5/7/13

The motion passed 7-0

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – yes Mr. Rycharski - yes Mr. Evans - yes

6. Subcommittee Reports - None

7. Approval of Minutes

a. April 18, 2013

On a motion made by Mr. Evans, seconded by Mr. Redd, the Warrington Township Planning Commission voted to approve the minutes of April 18, 2013. This motion passed by a vote of 7-0.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – yes Mr. Rycharski - yes Mr. Evans - yes

8. Posting of Minutes

a. May 2, 2013

On a motion made by Mr. Piotrowicz, seconded by Mr. Gordon, the Warrington Township Planning Commission voted to post the minutes of May 2, 2013. This motion passed by a vote of 5-0-1.

Mr. Piotrowicz - yes Mr. Redd – yes Mr. Gordon – yes Mr. Gaines – abstain
Ms. Sturm – abstain Mr. Rycharski - yes Mr. Evans - yes

9. Forward Agenda Items

10. Adjournment

Mr. Gaines adjourned the meeting at 10:30.

Recorder: Amy Organek