

Warrington Township Planning Commission

Minutes for July 18, 2013 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:32 pm. July 18, 2013 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chairperson
Dennis Gordon	Vice-Chair
Madeline Sturm	Secretary
Ted Piotrowicz	Member
Ben Redd	Member
Richard Rycharski	Member
Vince Evans	Member
Tom Gockowski	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 – None

5. New Business

a. Review and comment on a sketch plan for Carmel Cafe, Building 1100, Valley Square Doug Waite (Gilmore & Associates) and Moffat Welsh (Wilder Management) were present to represent this application this evening. The plan is to use the existing store, unit 1100, but never occupied since built. The plan calls for the main entrance to be moved to the north side and an outside eating area added. The dumpster would need to be relocated and the existing parking lot is to be used. They will require a waiver because the seating area will be in the building setback along Valley Square Blvd. Originally, there was to be a roof over the outside area, but the roof needed to be eliminated to keep it from being considered a building.

There have been storm water issues in the area that is to be the outside area since the original construction. This problem will be corrected regardless of the decisions of for this project. The NE corner landscape wall will be moved and the water will be diverted to the underground basin using a retrofitted storm water system. The 8 inch outlet pipe will be replaced with an 18 inch poly pipe that will reroute the water to the underground basin in the parking lot.

A motion was made by Mr. Rycharski, seconded by Mr. Redd, to recommend to the Board of Supervisors minor subdivision with the following conditions:

- Compliance with the Carroll Engineering letter of 6/14/2013
- Applicant has agreed to notify the neighbors when any further applications are submitted
- Demolition of the existing structure must be complete before the issuance of any further permits

The motion passed 6-0

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

b. Review and make recommendations on a plan for a lot line change plan for the Wagner properties, Tax Parcel Nos. 50-032-024 and 50-032-024-001.

Bruce Nickerson (attorney) and the applicants were present this evening for this application. This was submitted as a lot line change for the property at Kansas Rd and Maple Ave. These are currently nonconforming lots, but with the line change they will be conforming for the size of the lots for the zoning designation. They will still be nonconforming with impervious coverage and setbacks.

There is a note on the plans that prior to any building permits being issued; the house and small garage will be removed from lot 1.

There was extended discussion regarding if this was a lot line change or a minor subdivision.

A motion was made by Mr. Gordon, seconded by Mr. Gaines, to recommend to the Board of Supervisors approval for the Wagner Lot line change at the corner of Kansas and Maple Ave, with the following conditions:

- Compliance with the Carroll Engineering letter of 6/6/13 regarding monumentation.

The motion passed 7-0

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

c. Discuss participation of the Warrington Township Planning Commission in the Open Space and Land Preservation Task Force.

6. Subcommittee Reports - none

7. Approval of Minutes

a. May 2, 2013

On a motion made by Mr. Gaines, seconded by Mr. Redd, 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. Redd – yes Mr. Gordon – yes Mr. Gaines – yes
Ms. Sturm – Abstain Mr. Rycharski - yes Mr. Evans - yes

8. Posting of Minutes

a. June 20, 2013 – not ready for posting

9. Forward Agenda Items

10. Adjournment

Recorder: Amy Organek