

Warrington Township Planning Commission Minutes for November 5, 2009 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:30 pm. on November 5th, 2009 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairman
Anton Kuhner	Vice Chairman
Shirley Yannich	Secretary
Steven Tiberio	Member
Frank Gonser	Member
Bryan McAdam	CKS Engineers, Inc
Paul Plotnick	Supervisor Liaison
Michael Mrozinski	Director of Planning and Development

Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

Public Comments:

None

4. New Business:

4.1 Discussion of the preliminary major subdivision for the Lingo Tract Stump & Pickertown Roads TMP 50-004-100; R-3 Zoning, 6.76 Acres

Mr. Bill McNaney from Van Cleef Engineering was representing this applicant this evening. The applicants were also present in the audience. The points of discussion for this evening were to review the issues of the tree and the open space.

An Arborist had been called in to inspect the tree and determine its health. A letter from October 3, 2009 from the arborist stated that the tree was in poor health and presented safety issues if it were to be left as part of the development due to its lack of roots. It was agreed that the tree would be removed. As a concession to losing the tree, the applicant has agreed to increase the size of the street trees to 3 ½ to 4 inches.

The Bike and Hike committee and the Parks and Recreation department had both recommended that the space being offered along the creek be accepted for dedication for possible future use to extend the trail system through the township. Mr. Mrozinski issued a memo to the planning commission regarding this recommendation. CKS did recommend that there be additional signage or fencing indicating that this area is designated open space to prevent the infringement of the residents on the area. The area being offered is 1.86 acres, which is more that necessary for the open space requirement..

The CKS review letter of September 1, 2009 was reviewed. All items not commented on were will comply.

ZONING

- 3) There was concern regarding the parking on the street by the residents. It was noted that these two streets do not allow parking already.

SALDO

- 2) The increase size in the street trees is also to compromise for the screen plantings which were determined to possible cause line of site problems for drivers.

STORM WATER MANAGEMENT

- 1) The applicant agrees to set up a Homeowners association to handle the basin maintenance.

Concerns

Bill Sansom, 108 Green Ash Ln

Mr. Sansom questioned that the open space is not being met as per the discussion at the last hearing for this application. It was stated previously that there was an "active open space" requirement and there was question that this area being offered for the trail did not qualify. It had been researched and found that the R3 district does not have that requirement.

Joe Carlin – 104 Green Ash Ln

Mr. Carlin stated that they did not want the trail behind their houses. He had no problem with the development, but trails seem to attract problems at night.

Also an issue was that there is extensive flooding in this area during rainy periods and that there would probably be extensive maintenance to keep the trail useable. Mr. Carlin was directed that his concerns would be useful to the bike and hike committee and parks department since they would be the ones working on the trail.

Ken Shields, 944 Scarlet Oak Dr

Mr. Shields stated that there is extensive flooding of this area from across Pickertown Rd, across Lot #7, and down the entirety of the stream area. He stated many times the area that has been designated Lot #7 is very swampy.

Dennis Eble, 926 Stump Rd

Mr. Eble questioned why a cul-de-sac was not suggested. It was stated that the idea had been brought up previously, but it was not feasible with this property.

In a motion made by Mr. Kuhner, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors preliminary plan approval for the Lingo Tract major subdivision, TMP 50-004-100 with the following conditions:

- They will comply with the 9/1/09 CKS review letter.
- Waivers for
 - the screening plantings along the road
 - the lot depth/width ratio

- 3 ft cover over the storm sewer piping
- the slope of the bottom of the detention basing
- The township will take the dedication of the open space as designated
- There will be a fee determined in lieu of a traffic study.
- They will comply with the Warrington Township's Fire Marshall's letter of 3/24/09.
- They will comply with the 2/6/09 Bucks County Planning Commission review letter.
- They will comply with the memo from Mr. Mrozinski from 10/30/09 regarding the open space.
- They will comply with the 10/3/09 letter from Rodney Wagner, Arborist.
- They will set up a Home Owners Association for basin maintenance.
- The size of the street trees will be increased to 3 ½ - 4 inches.

The vote passed 5-0

Mr. Kuhner - Yes
Mr. Gonser - Yes
Mr. Skinner - Yes
Mr. Tiberio - Yes
Ms. Yannich - Yes

5. Old Business

5.1 Discussion of the Goals & Objectives

There was discussion on the role of the planning commission and how applications are handled after submission.

6. Approval of Minutes:

6.1 September 3, 2009

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to post the minutes of September 3, 2009. This motion passed by a vote of 5-0.

6.1 October 1, 2009

On a motion made by Mr. Skinner, seconded by Mr. Gonser, the Warrington Township Planning Commission voted to post the minutes of October 1, 2009. This motion passed by a vote of 3-0-2, with Mr. Kuhner and Ms. Yannich abstaining.

7. Posting of Minutes:

7.1 October 15, 2009

On a motion made by Mr. Skinner, seconded by Ms. Yannich, the Warrington Township Planning Commission voted to post the minutes of October 15, 2009. This motion passed by a vote of 4-0-1, with Mr. Gonser abstaining..

8. Adjournment:

With no further business to discuss, the meeting adjourned at 9:20, with a motion by Mr. Kuhner, and seconded by Mr. Skinner, with a vote of 5-0

Recorder: Amy Organek